

THOMAS BROWN

ESTATES

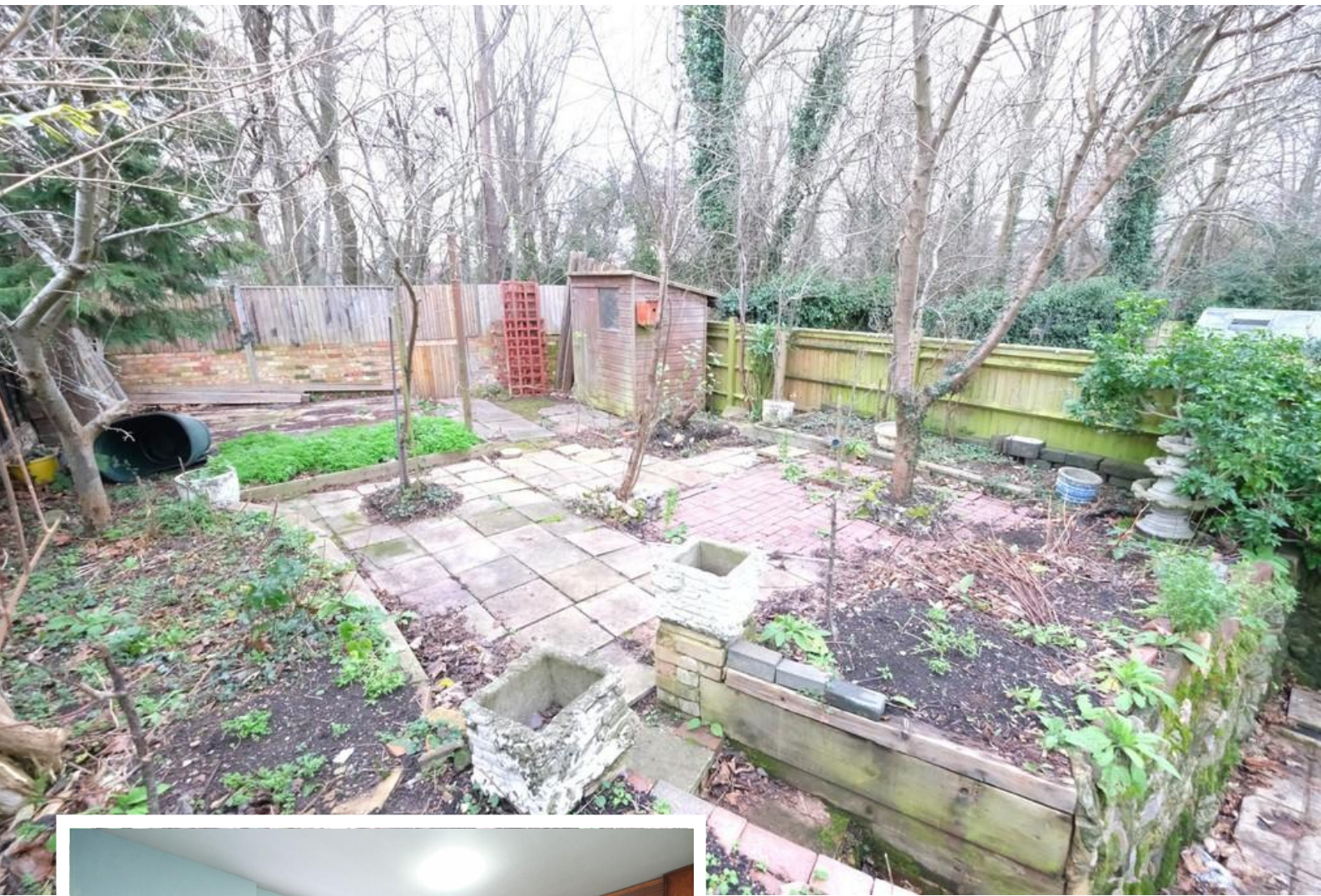


6 Contessa Close, Orpington, BR6 7ER

Asking Price: £559,995

- 4 Bedroom, 2 Bathroom Terraced Property
- Well Located for Local Schools & Stations
- Deceptively Spacious (1325sqft)
- No Forward Chain, Potential to Extend (STPP)





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, 1325sqft four bedroom two bathroom terraced property situated in a quiet close of just eight properties, located between Farnborough Village, Green St Green and the ever sought after High Elms Country Park, with the added benefit of being offered to the market with no forward chain. STPP the property has fantastic potential to extend into the loft space and/or into the garage if required. The property comprises; entrance hall, lounge/dining room, conservatory, fitted kitchen and a shower room to the ground floor. To the first floor are four good size bedrooms and a shower room. Externally, there is a rear garden of approx. 50', 26' tandem garage that runs the length of the property and parking to the front via the block paved drive. Contessa Close is well located for local schools, shops, bus routes and Orpington/Chelsfield mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location on offer.



ENTRANCE HALL

Double glazed door to front, tiled flooring.

LOUNGE

18' 9" x 14' 11" (5.72m x 4.55m) Double glazed French doors to conservatory, wood flooring, two radiators.

CONSERVATORY

11' 0" x 7' 0" (3.35m x 2.13m) Double glazed windows to three sides, double glazed French doors to rear, carpet, two radiators.

KITCHEN

10' 6" x 6' 10" (3.2m x 2.08m) Range of matching wall and base units with worktops over, sink, integrated oven, double glazed window to front, tiled flooring.



SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle, tiled walls, carpet, heated towel rail, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM

14' 10" x 9' 4" (4.52m x 2.84m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM

16' 5" x 8' 11" (5m x 2.72m) (measured at maximum) Double glazed window to front, carpet, radiator.

BEDROOM

16' 3" x 8' 1" (4.95m x 2.46m) Double glazed window to rear, carpet, radiator.



BEDROOM

9' 7" x 8' 1" (2.92m x 2.46m) Double glazed window to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to front, carpet.

LOFT ROOM

24' 0" x 12' 11" (7.32m x 3.94m)

OTHER BENEFITS I INCLUDE:

GARDEN

50' 0" (15.24m) Tiered.

GARAGE

26' 0" x 8' 0" (7.92m x 2.44m) Electric up & over door, door to rear.

OFF STREET PARKING

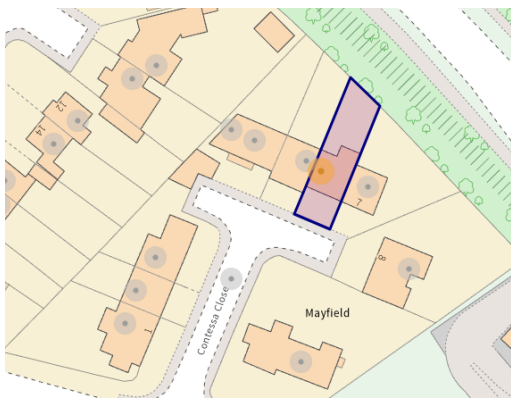
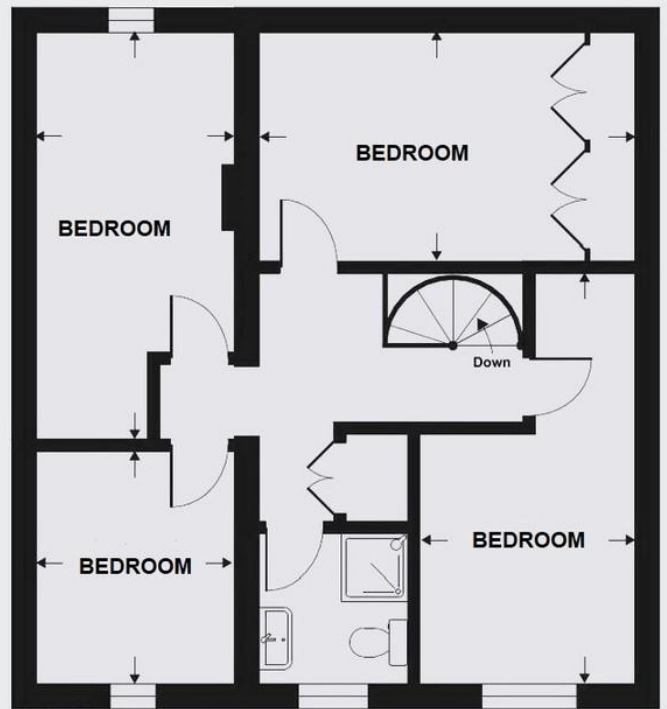
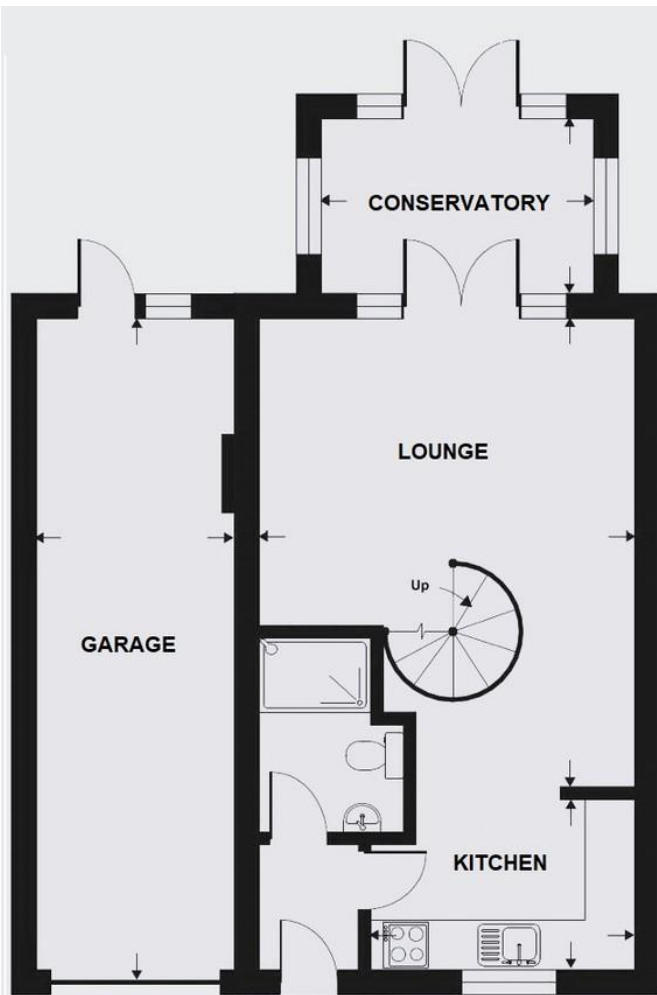
Block paved drive.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





Construction: Standard
Council Tax Band: E
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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