

THOMAS BROWN

ESTATES



14 Thorndon Close, Orpington, BR5 2SJ

Asking Price: £375,000

- 2 Double Bedroom Mid Terrace House
- Situated in a Quiet Sought After Close
- Fantastic Potential to Extend (STPP)
- Well Located for Local Amenities





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, must view two double bedroom terrace property, situated in a sought after close boasting easy access to local amenities and a 16'5 kitchen/diner. The accommodation on offer comprises: entrance hall, lounge and a kitchen/diner that spans the rear of the property to the ground floor. To the first floor are two double bedrooms (the master bedroom is large enough to convert into two bedrooms as many have done in the local area), and the family bathroom. Externally there is a pleasant rear garden (with side access) mainly laid to lawn with numerous seating areas perfect for entertaining and alfresco dining, and ample on road parking to the front. STPP there is fantastic potential to extend across the rear and/or into the loft space as many have done locally. Thorndon Close is well located for Scadbury Park, local schools, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate what this property has to offer.



ENTRANCE HALL

Composite door to front, laminate flooring, radiator.

LOUNGE

13' 1" x 12' 1" (3.99m x 3.68m) Double glazed window to front, laminate flooring, radiator.

KITCHEN/DINER

16' 5" x 8' 5" (5m x 2.57m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated dishwasher, space for American fridge/freezer, space for washer/dryer, understairs cupboard, double glazed window to rear, double glazed door to rear, tiled flooring.



STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

BEDROOM 1

18' 6" x 10' 7" (5.64m x 3.23m) Built in storage, two double glazed windows to front, carpet, two radiators.

BEDROOM 2

11' 7" x 9' 9" (3.53m x 2.97m) Built in wardrobe, double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower over, two double glazed opaque windows to rear, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

55' 0" (16.76m) Two decked areas with rest laid to lawn, side entrance.

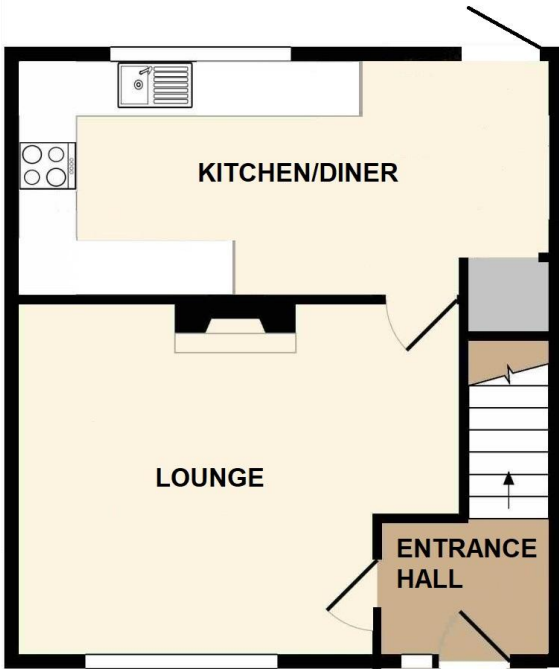
FRONT GARDEN

Laid to lawn, path, on road parking.

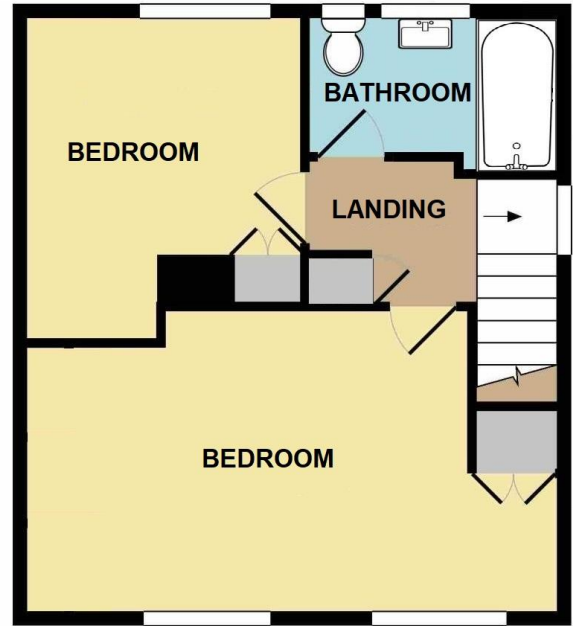


DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR



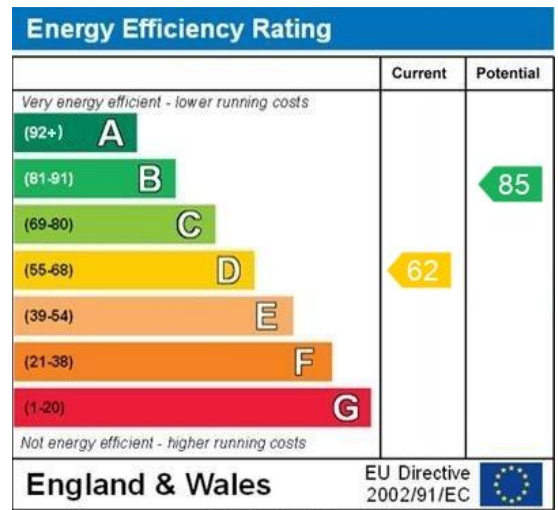
1ST FLOOR



Construction: Standard

Council Tax Band: D

Tenure: Freehold



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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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