

THOMAS BROWN

ESTATES

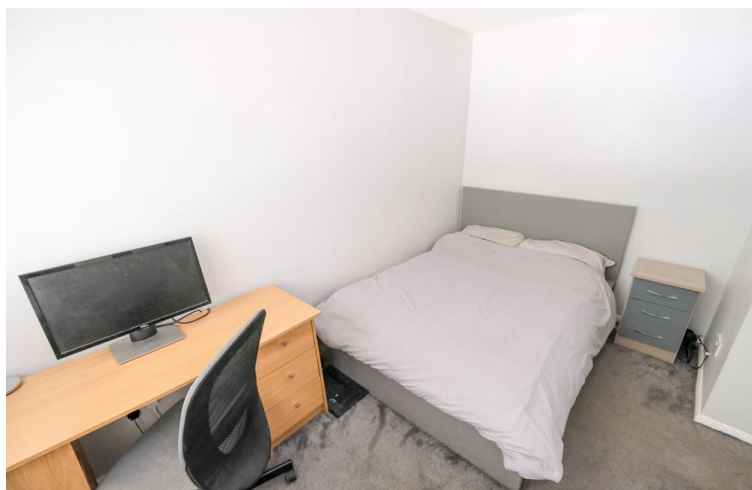


43 Clovelly Way, Orpington, BR6 0WD

Asking Price: £475,000

- 3 Bedroom Mid Terrace House
- Garage En-Bloc & Allocated Off Street Parking
- Situated in a Quiet Cul-Del-Sac
- Catchment of Perry Hall Primary School





Property Description

Thomas Brown Estates are delighted to offer this three bedroom mid terrace property, situated on the quiet cul-de-sac of Clovelly Way, boasting allocated parking space, garage en-bloc and a cabin/home office. The property is in the catchment of Perry Hall Primary School, adjacent to Poverest Park and is walking distance to Petts Wood & Orpington Stations and High Streets. The property comprises: entrance hall, dual aspect lounge/dining room and kitchen to the ground floor. To the first floor are three bedrooms and the family bathroom. Externally there is a well-kept rear garden with a cabin/home office, garage en-bloc and allocated parking space. Please call Thomas Brown Estates to arrange a viewing.



ENTRANCE HALL

Opaque composite door to front, laminate flooring.

LOUNGE/DINER

25' 10" x 12' 02" (7.87m x 3.71m) Double glazed window to front, double glazed sliding door to rear, laminate flooring, two radiators.

KITCHEN

12' 0" x 7' 05" (3.66m x 2.26m) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, extractor hood, space for fridge/freezer, space for washing machine, space for slimline dishwasher, double glazed window to rear, tile effect flooring.



STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.

BEDROOM 1

12' 10" x 9' 03" (3.91m x 2.82m) Double glazed window with shutters to front, carpet, radiator.

BEDROOM 2

11' 11" x 9' 04" (3.63m x 2.84m) Double glazed window with shutters to rear, carpet, radiator.

BEDROOM 3

8' 07" x 6' 0" (2.62m x 1.83m) Built in storage, double glazed window with shutters to front, carpet, radiator.



BATHROOM

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

OTHER BENEFITS INCLUDE:

REAR GARDEN

54' 0" (16.46m) Decked area with rest laid to lawn, side access.

CABIN

12' 04" x 9' 01" (3.76m x 2.77m) French door to front, power and light, air conditioning unit, storage area to rear, window to side, wood effect flooring.



FRONT GARDEN

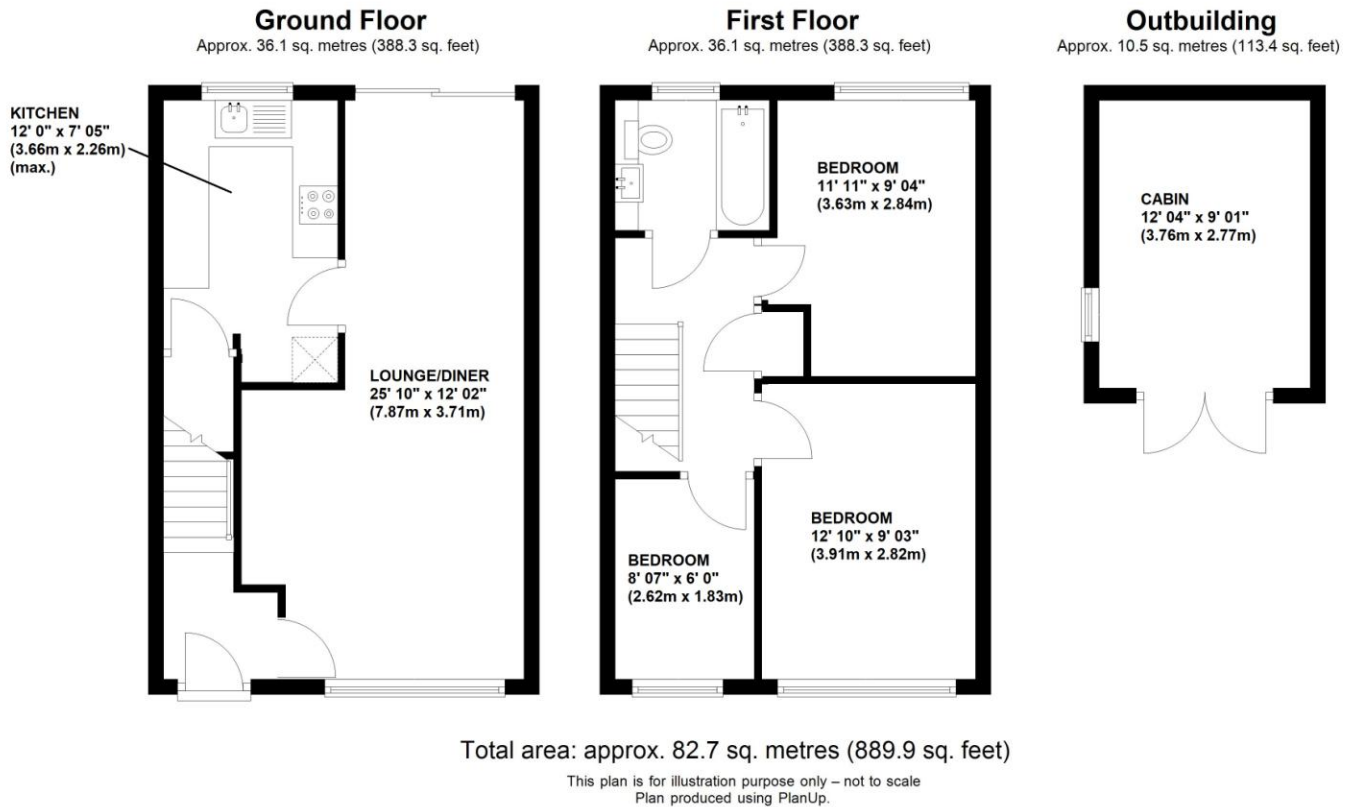
Laid to lawn.

GARAGE EN-BLOC

ALLOCATED OFF STREET PARKING SPACE

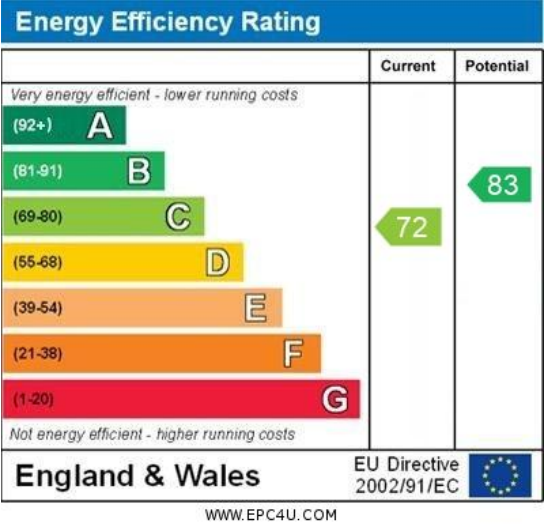
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



Council Tax Band: D

Tenure: Freehold



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974