

THOMAS BROWN

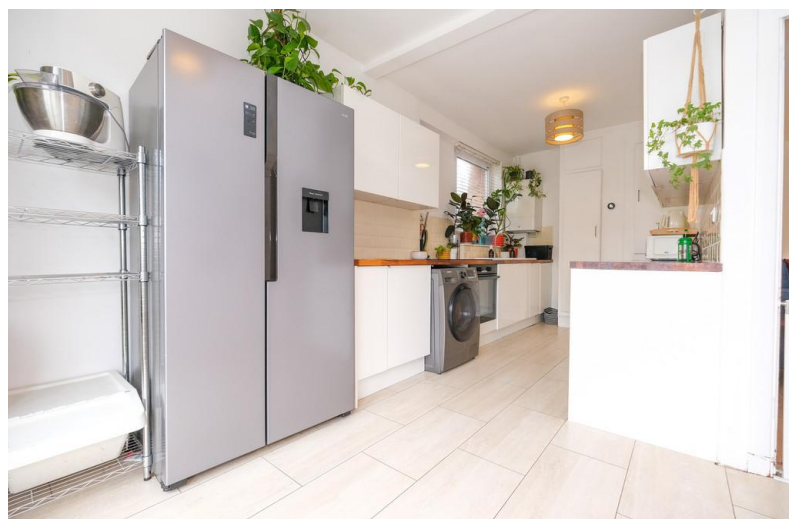
ESTATES



9 Cranleigh Close, Orpington, BR6 9HP

Asking Price: £500,000

- 2 Double Bedroom Semi-Detached Bungalow
- Highly Desirable Close in South Orpington
- Potential to Extend Further (STPP)
- Rear Extended, 145' Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this well presented, two double bedroom rear extended semi-detached bungalow, situated on the highly desirable Cranleigh Close in South Orpington, boasting a 145' rear garden and fantastic potential to extend further (STPP). The accommodation on offer comprises: entrance hall, open plan lounge/dining room, modern fitted kitchen/ breakfast room (both reception areas have direct access to the rear garden), family bathroom and two double bedrooms. STPP there is fantastic potential to extend further to the rear and/or into the loft space as many have done in the location. Externally there is a 145' garden to the rear aspect of the property mainly laid to lawn with a home office located at the bottom of the garden, garage to the side and a driveway to the front for two vehicles. Cranleigh Close is well located for local schools, Orpington & Chelsfield Stations, shops and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location, plot size and specification on offer.



ENTRANCE HALL

Composite door to side, coconut mat, tile effect flooring.

LOUNGE/DINER

25' 02" x 13' 06" (7.67m x 4.11m) (measured at maximum) Double glazed sliding door to rear, laminate flooring, two radiators.

KITCHEN/BREAKFAST ROOM

19' 04" x 10' 07" (5.89m x 3.23m) Range of matching wall and base units with solid wood worktops over, ceramic sink and drainer, integrated oven, integrated electric hob, integrated dishwasher, space for American fridge/freezer, space for washing machine, triple glazed French doors to rear, tile effect flooring, radiator.

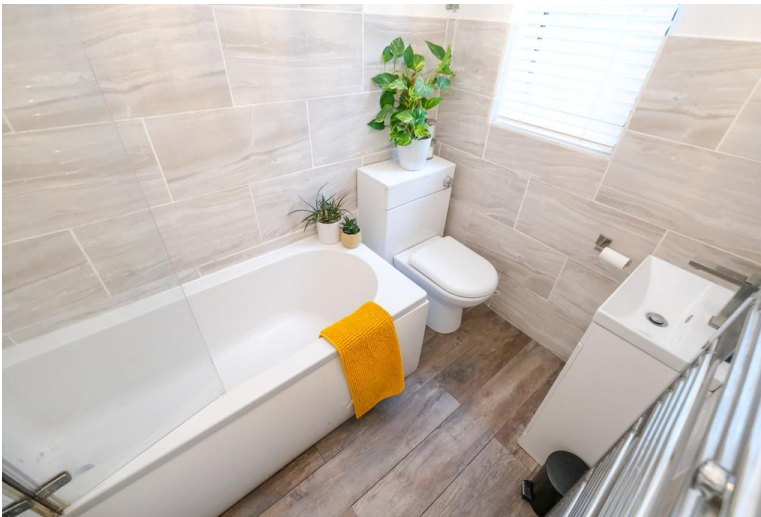


BEDROOM 1

17' 06" x 10' 05" (5.33m x 3.18m) Triple glazed bay window to front, carpet, radiator.

BEDROOM 2

11' 06" x 10' 07" (3.51m x 3.23m) Fitted wardrobe, triple glazed window to front, double glazed window to side, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, part tiled walls, wood effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

145' 0" (44.2m) Patio area with rest laid to lawn, mature shrubs.

HOME OFFICE

French door to front, power and light, internet.

OFF STREET PARKING

Drive with space for two vehicles, electric charge point.

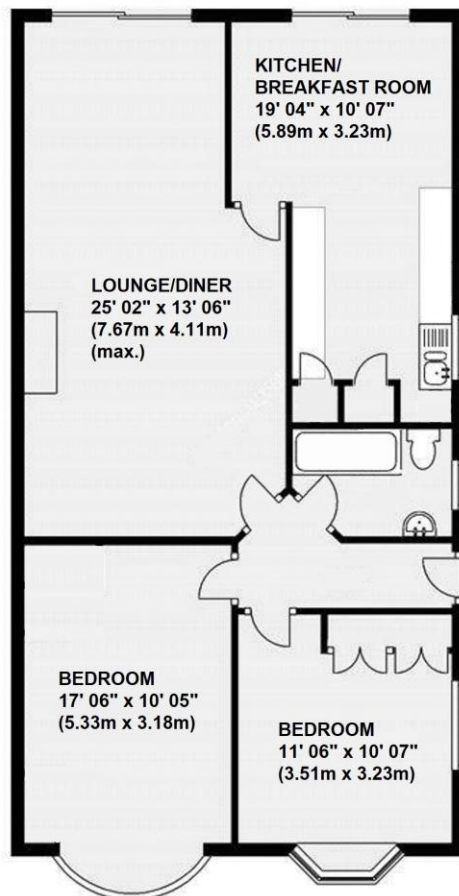
GARAGE

Up and over door to front, window to side, door to side.

DOUBLE AND TRIPLE GLAZING

CENTRAL HEATING SYSTEM





This plan is for illustration purpose only - not to scale



Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(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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