

# THOMAS BROWN

ESTATES

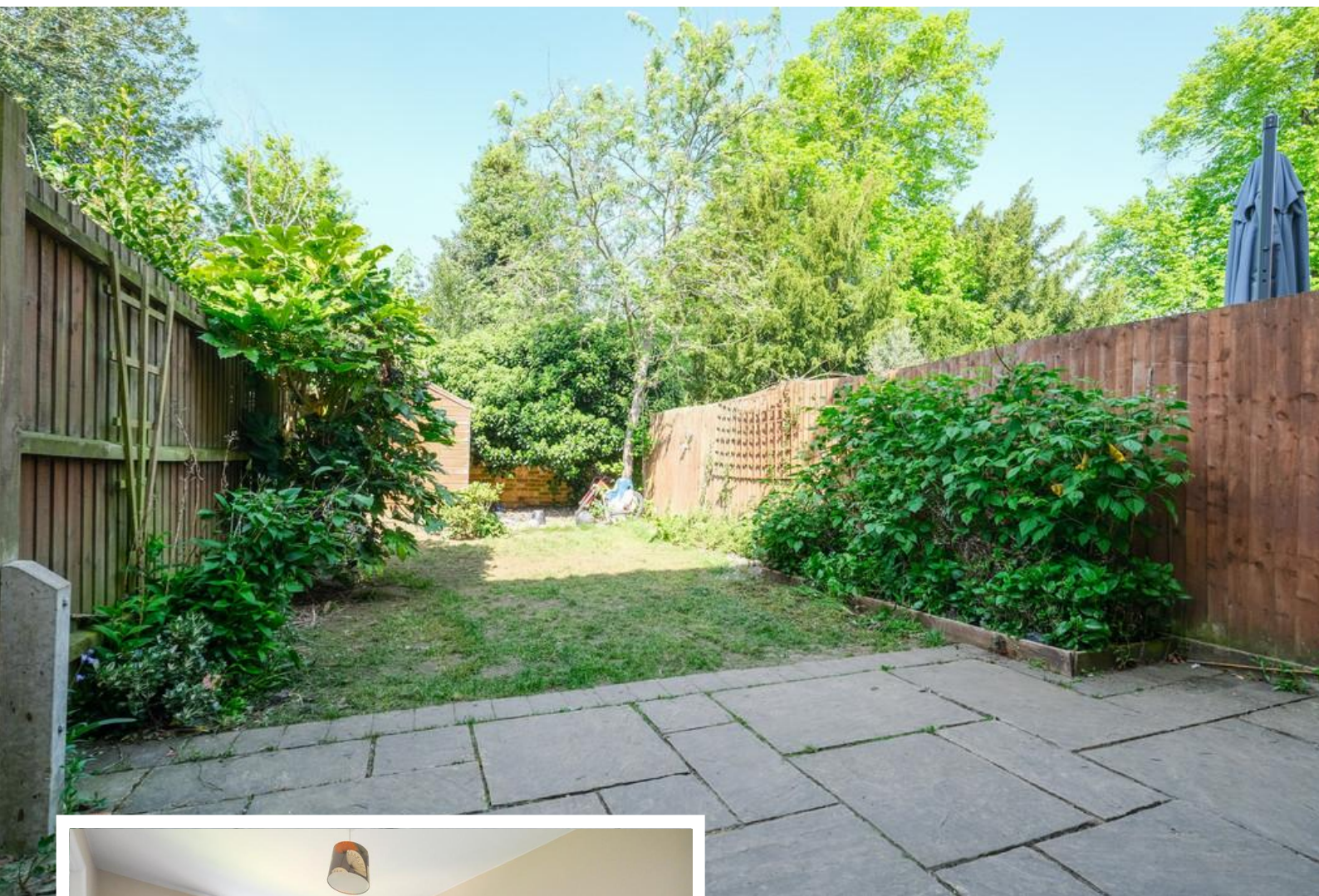


**48 Porthallow Close, Orpington, BR6 9XU**

**Asking Price: £535,000**

- 3 Bedroom, 3 Bathroom Townhouse
- Well Located for Orpington Station
- Situated on the Popular Maples Development
- Close to Warren Road Primary





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom three bathroom townhouse situated on the ever popular Maples Development, boasting walking distance to Orpington Station, Warren Road Primary School and St. Olaves. The ground floor comprises; entrance hall, bedroom three, shower room, utility room which leads to the rear garden and a bonus reception room/potential bedroom 4 (was the garage). To the first floor is the lounge/dining room and the kitchen. To the second floor are two double bedrooms, one benefitting from an en-suite, and a family bathroom. Externally there is a rear garden perfect for alfresco dining and entertaining, and a drive to the front with space for two vehicles. Porthallow Close is well located for local schools including Warren Road Primary and St. Olaves, shops, bus routes, Orpington High Street and mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



#### ENTRANCE HALL

Door to front, wood flooring, radiator.

#### BEDROOM 3

9' 02" x 7' 11" (2.79m x 2.41m) Double glazed window to rear, wood flooring, radiator.

#### UTILITY ROOM

Base units, stainless steel sink and drainer, space for washing machine, door to rear, tile effect flooring.

#### SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, tile effect flooring, radiator.

#### BONUS ROOM

15' 07" x 7' 06" (4.75m x 2.29m) (was the garage) Laminate flooring.



#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, wood flooring, radiator.

#### LOUNGE/DINER

14' 07" x 13' 07" (4.44m x 4.14m) Double glazed window to rear, wood flooring, radiator.

#### KITCHEN

11' 09" x 7' 10" (3.58m x 2.39m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, integrated dishwasher, space for fridge/freezer, tile effect flooring, double glazed window to front, radiator.



#### STAIRS TO SECOND FLOOR LANDING

Carpet.

#### BEDROOM 1

14' 03" x 8' 08" (4.34m x 2.64m) Double glazed window to rear, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to rear, vinyl flooring, heated towel rail.

#### BEDROOM 2

11' 02" x 11' 02" (3.4m x 3.4m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, tiled walls, tiled flooring, heated towel rail.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

Patio area with rest laid to lawn, mature shrubs.

#### OFF STREET PARKING

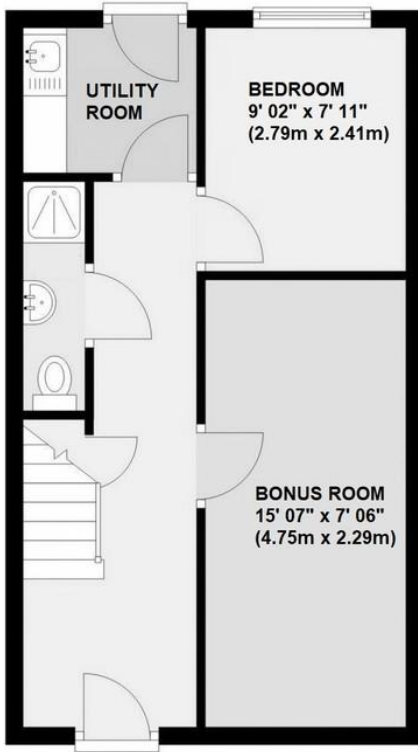
Drive for 2 vehicles.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

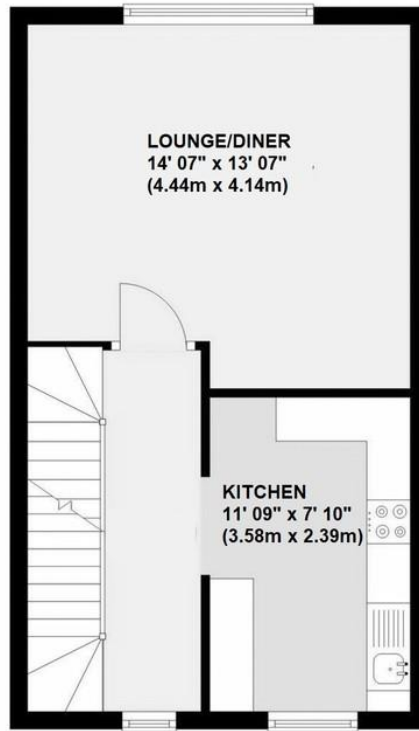
## Ground Floor

Approx. 34.9 sq. metres (375.8 sq. feet)



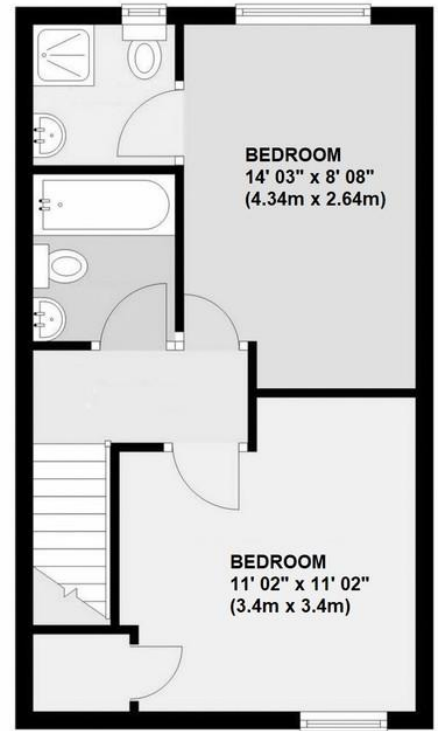
## First Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



## Second Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



Total area: approx. 104.7 sq. metres (1126.9 sq. feet)



**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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