

# THOMAS BROWN

ESTATES



**41 Killewarren Way, Orpington, BR5 4DH**

**Asking Price: £362,000**

- 2 Bedroom Mid Terrace House
- Two Allocated Parking Spaces
- Well Located for Orpington High Street
- Situated in a Quiet Cul-De-Sac





## Property Description

Thomas Brown Estates are delighted to offer this very well presented two bedroom terrace property set within a quiet cul-de-sac location boasting two allocated parking spaces and ample on road parking, situated within walking distance to Orpington High Street and St. Mary Cray Station. The accommodation on offer comprises: entrance hall, lounge and a modern kitchen/diner with direct access to the rear garden to the ground floor. To the first floor there is a landing giving access to two bedrooms and a family bathroom. Externally, the property benefits from a rear garden and two allocated parking spaces. Other benefits include double glazed windows and a central heating system. The property is well located for local schools, shops and bus routes. Please contact Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and finish on offer.



#### ENTRANCE HALL

Double glazed door to front.

#### LOUNGE

13' 09" x 11' 10" (4.19m x 3.61m) Double glazed window to front, wood effect flooring, radiator.

#### KITCHEN

11' 10" x 11' 0" (3.61m x 3.35m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, space for dishwasher, breakfast bar, double glazed window and double glazed French door to rear, tiled flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

11' 11" x 11' 06" (3.63m x 3.51m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 09" x 6' 04" (3.58m x 1.93m) Built in storage, double glazed window to rear, carpet, radiator.



#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### GARDEN

36' 0" (10.97m) Patio area with rest laid to lawn, mature shrubs, shed, rear access.

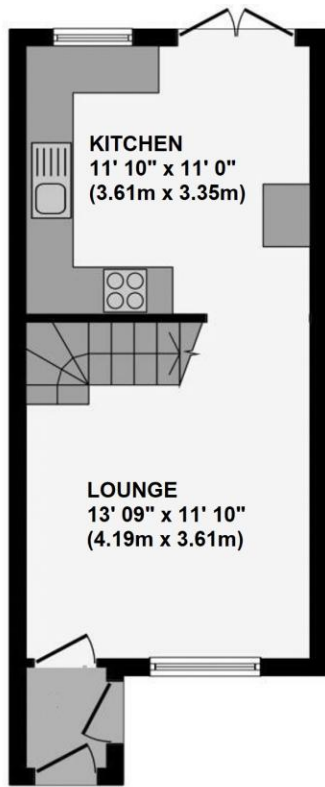
#### FRONT GARDEN

Laid to lawn, two allocated parking spaces, on road parking.

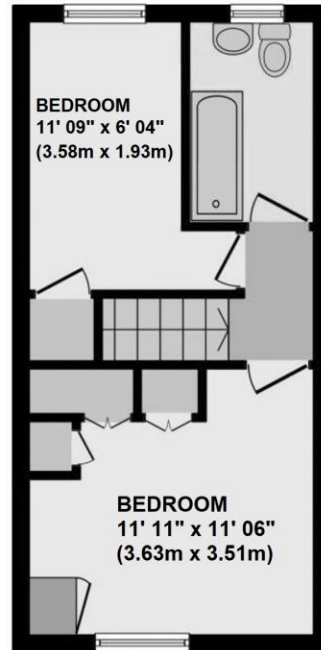
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





**Ground Floor**



**First Floor**

Total floor area 58.0 sq. m. (624 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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