

# THOMAS BROWN

ESTATES



**6 Perry Hall Close, Orpington, BR6 0HU**

**Asking Price: £519,000**

- 2 Bedroom Semi-Detached Bungalow
- Modernised Throughout
- Well Located for Perry Hall Primary & Orpington Station
- Situated in a Quiet Close







## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, two bedroom semi-detached bungalow that has been modernised throughout by the current owner, set at the end of a quiet close within walking distance to Orpington High Street, Station, Perry Hall Primary School and Poverest Park. The accommodation is being offered to the market with no forward chain and comprises: entrance hall, lounge that is open plan to kitchen/dining room, utility room, WC, two bedrooms and a shower room. Externally, there is a landscaped rear garden, courtyard garden to the side and driveway to the front. Please note the current owners have refurbished throughout to include: new aluminium windows and doors, full rewire, new pipes and radiators, new kitchen and shower room as well as general decoration. Perry Hall Close is very well located for local schools, shops, bus routes and Orpington mainline station. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange a viewing to fully appreciate the quality of location and specification on offer.





#### ENTRANCE HALL

Composite door to front, wood effect flooring, radiator.

#### LOUNGE

13' 10" x 13' 08" (4.22m x 4.17m) (open plan to kitchen/diner) Multi fuel burner, double glazed window to rear, wood effect flooring, radiator.

#### KITCHEN/DINER

16' 07" x 8' 06" (5.05m x 2.59m) Range of base units with worktops over, sink, integrated induction hob, integrated fridge/freezer, double glazed window to front and double glazed door to side (both with integral blinds), double glazed French door to rear, part vaulted ceiling, two Velux windows, wood effect flooring, radiator.



#### UTILITY ROOM

11' 05" x 9' 10" (3.48m x 3m) Sink, space for washing machine, space for dishwasher, vaulted ceiling with Velux window, double glazed window to rear and double glazed door, wood effect flooring.

#### CLOAKROOM

Low level WC, double glazed window to front, wood effect flooring.

#### BEDROOM 1

12' 01" x 9' 10" (3.68m x 3m) Double glazed window to front with integral blinds, carpet, radiator.

#### BEDROOM 2

9' 0" x 8' 10" (2.74m x 2.69m) Fitted wardrobes, double glazed window to front and side with integral blinds, wood effect flooring, radiator.



#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double walk-in shower cubicle with rainforest head and shower attachment, double glazed window to side with integral blind, wood effect flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

60' 0" x 27' 0" (18.29m x 8.23m) Patio area with rest laid to lawn, mature flower beds.



#### COURTYARD GARDEN TO SIDE

Low maintenance.

#### OFF STREET PARKING

Drive, mature flowerbed, covered entrance.

#### DOUBLE GLAZING

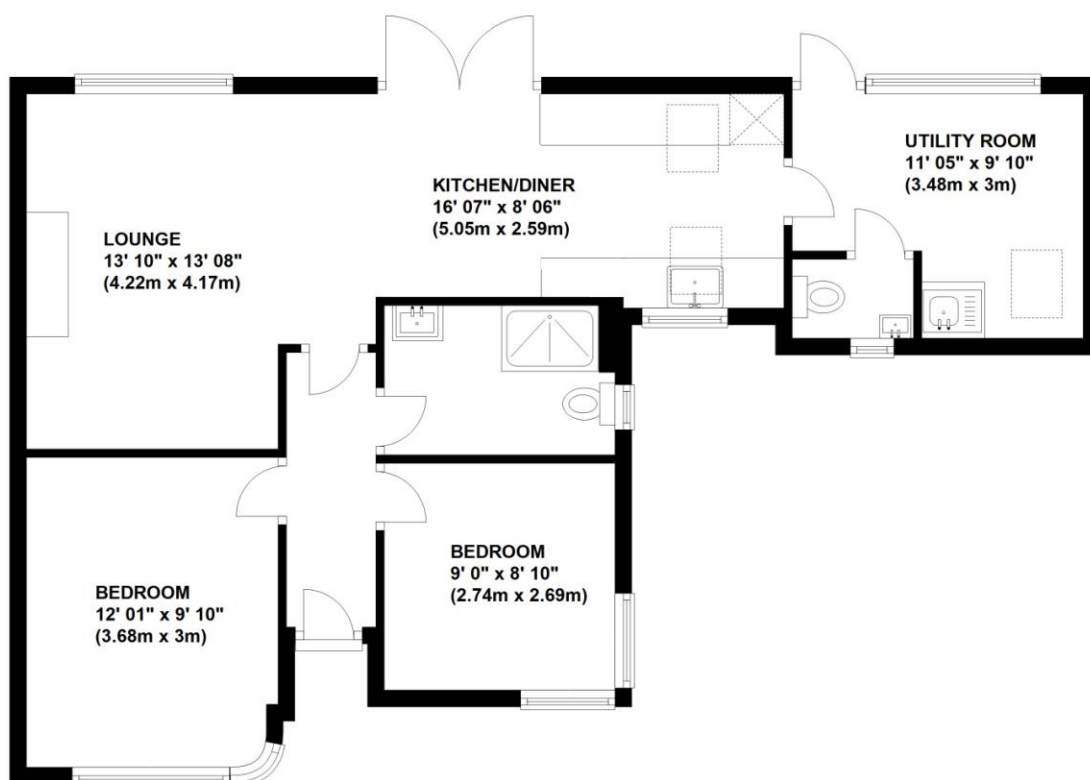
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



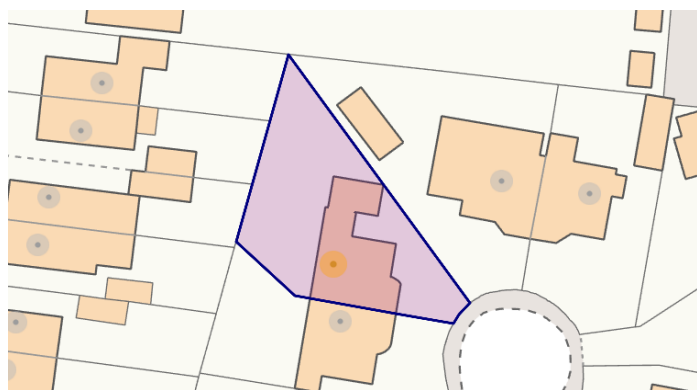
## Ground Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



Total area: approx. 67.1 sq. metres (722.6 sq. feet)

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+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM

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

285 High Street  
Orpington  
Kent  
BR6 0NN

[www.thomasbrownestates.co.uk](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

**THOMAS BROWN**  
ESTATES