THOMAS BROWN

ESTATES



18 Loxwood Close, Orpington, BR5 4PQ

- 3 Bedroom Semi-Detached House
- Situated in a Secluded Corner of a Small Quiet Close

Asking Price: £485,000

- Garage & Off Street Parking
- No Forward Chain







Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property situated in a secluded corner of a small quiet close being offered to the market with no forward chain. The accommodation on offer comprises: entrance hall, dual aspect lounge/dining room and kitchen to the ground floor. To the first floor are three bedrooms, bathroom and a WC. Externally there is a secluded rear garden mainly laid to lawn, garage and driveway to the front. Loxwood Close is well located for local schools, local shops, bus routes and Orpington/St Mary Cray mainline stations. Please call Thomas Brown Estates to arrange your appointment to view to fully appreciate the quality of location on offer.









ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

LOUNGE/DINER

23' 06" x 11' 08" (7.16m x 3.56m) Double glazed window to front and rear, carpet, two radiators.

KITCHEN

16' 0" x 8' 10" (4.88m x 2.69m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, space for fridge/freezer, space for washing machine, space for tumble dryer, space for slimline dishwasher, double glazed window and double glazed door to rear, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING Carpet.

BEDROOM 1

13' 01" x 9' 02" (3.99m x 2.79m) (measured to back of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

10' 01" x 9' 02" (3.07m x 2.79m) (measured to back of wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

 $8' \ 01'' \ x \ 8' \ 0'' \ (2.46m \ x \ 2.44m)$ Double glazed window to front, carpet, radiator.

BATHROOM

Wash hand basin, bath with shower over and shower attachment, double glazed opaque window to rear, tiled walls, vinyl flooring.

SEPARATE WC

Low level WC, double glazed opaque window to rear, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN

 $50' \ 0'' \ x \ 30' \ 0'' \ (15.24 \text{m x } 9.14 \text{m})$ Patio area with rest laid to lawn, mature shrubs, side access.

FRONT

Drive, laid to lawn, covered entrance.

GARAGE

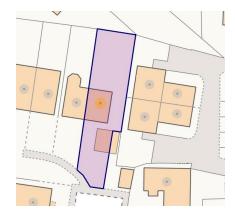
 $16' 10" \times 8' 02"$ (5.13m x 2.49m) Up and over door to front.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





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 other wise 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.

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