

THOMAS BROWN

ESTATES

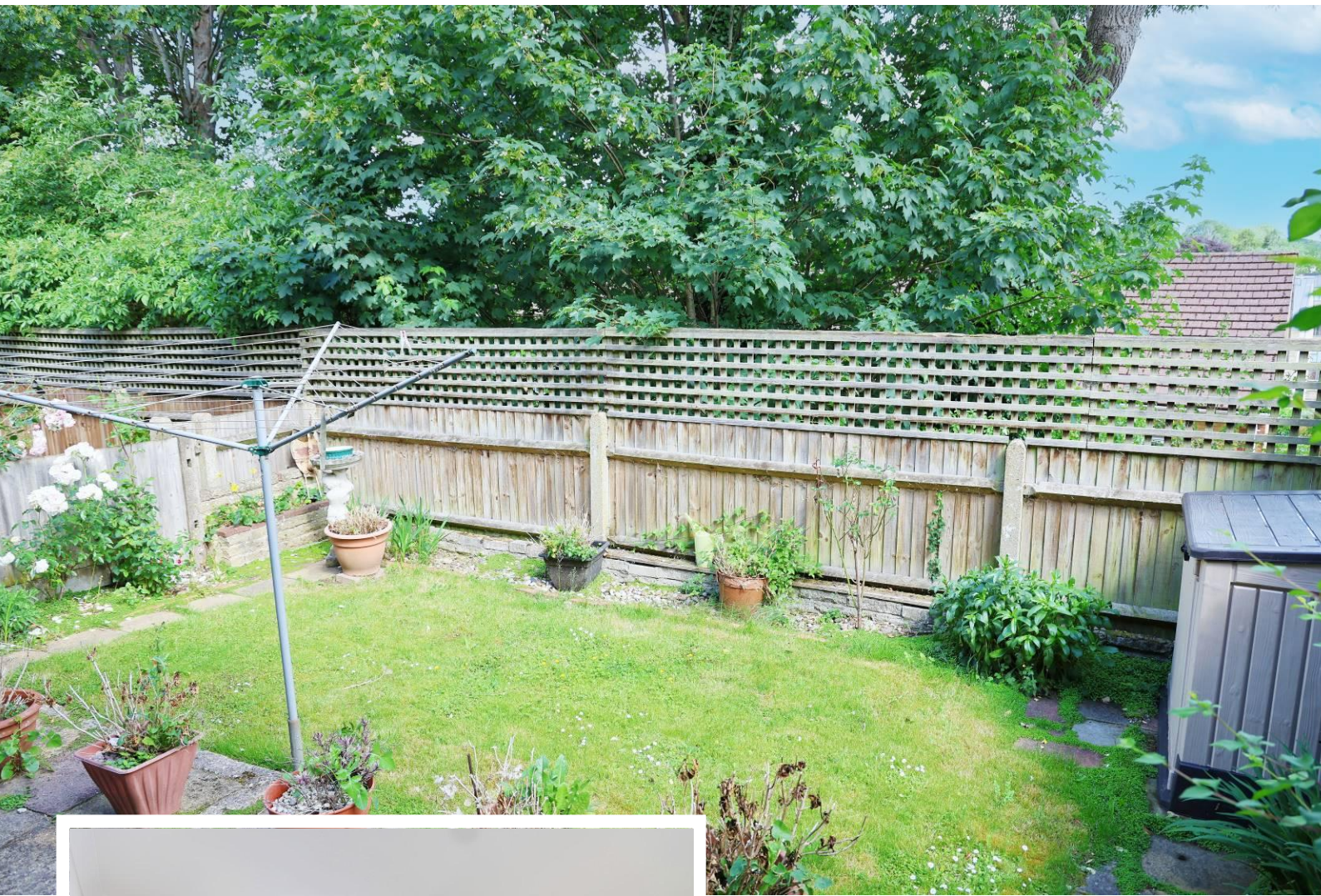


12 Charing Close, Orpington, BR6 9SS

Asking Price: £465,000

- 3 Bedroom, 2 Reception Room Mid Terrace House
- Integral Garage & Off Street Parking
- Well Located for Local Schools & Orpington Station
- No Forward Chain, Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this three bedroom mid terrace property being offered to the market with no forward chain, set within a sought after location with easy access to Orpington Station and many popular schools. The property comprises: entrance porch and entrance hall, lounge, dining room, kitchen, and a WC to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is a private rear garden, integral garage and driveway to the front. Charing Close is well located for St. Olave's Grammar, Tubbenden, Darrick Wood and Warren Road schools, shops, bus routes and Orpington mainline station. Internal viewing is recommended - please contact Thomas Brown Estates in Orpington to arrange an appointment to view.



ENTRANCE PORCH

Double glazed door to front, double glazed window to side, built in storage cupboard, tiled flooring.

ENTRANCE HALL

Single glazed door to front, double glazed window to side, under stairs storage cupboard, carpet, radiator.

LOUNGE

15' 01" x 11' 0" (4.6m x 3.35m) Feature fire place, double glazed window to rear, carpet, radiator.

DINING ROOM

10' 03" x 8' 07" (3.12m x 2.62m) (plus recess 2' 09" x 2' 02") Double glazed window to rear, double glazed door to rear garden, carpet, radiator.

KITCHEN

13' 0" x 7' 0" (3.96m x 2.13m) Range of matching wall and base units with worktops over, ceramic sink with mixer tap, integrated double oven, integrated hob, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, tiled splashbacks, double glazed window to front, vinyl flooring.

CLOAKROOM

WC, wash hand basin in vanity unit, single glazed window to side, vinyl flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Built in storage cupboard, airing cupboard, loft access, single glazed window to front, carpet.

BEDROOM 1

12' 06" x 10' 11" (3.81m x 3.33m) (measured to back of wardrobe) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 2

10' 08" x 10' 03" (3.25m x 3.12m) (measured to back of wardrobe) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 3

10' 11" x 8' 10" (3.33m x 2.69m) (narrowing to 6' 10") Double glazed window to rear, carpet, radiator.

BATHROOM

WC, pedestal wash hand basin, bath with shower over, double glazed window to front, part tiled walls, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

22' 0" x 18' 0" (6.71m x 5.49m) (approx.) Small patio area with rest laid to lawn, fenced on all sides.

OFF STREET PARKING

Drive.

INTEGRAL GARAGE

18' 0" x 7' 06" (5.49m x 2.29m) Up and over door, power and light.

PART DOUBLE GLAZING

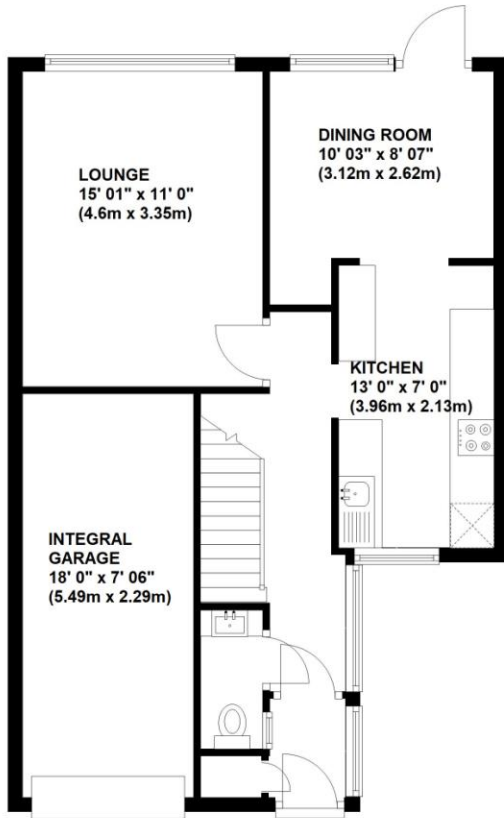
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



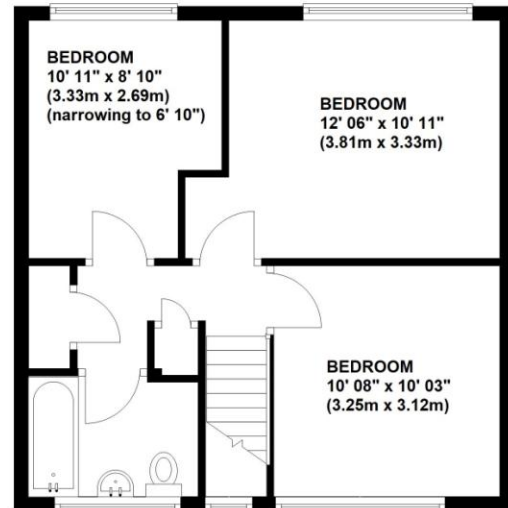
Ground Floor

Approx. 59.6 sq. metres (642.0 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



Total area: approx. 103.5 sq. metres (1114.4 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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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