

# THOMAS BROWN

ESTATES



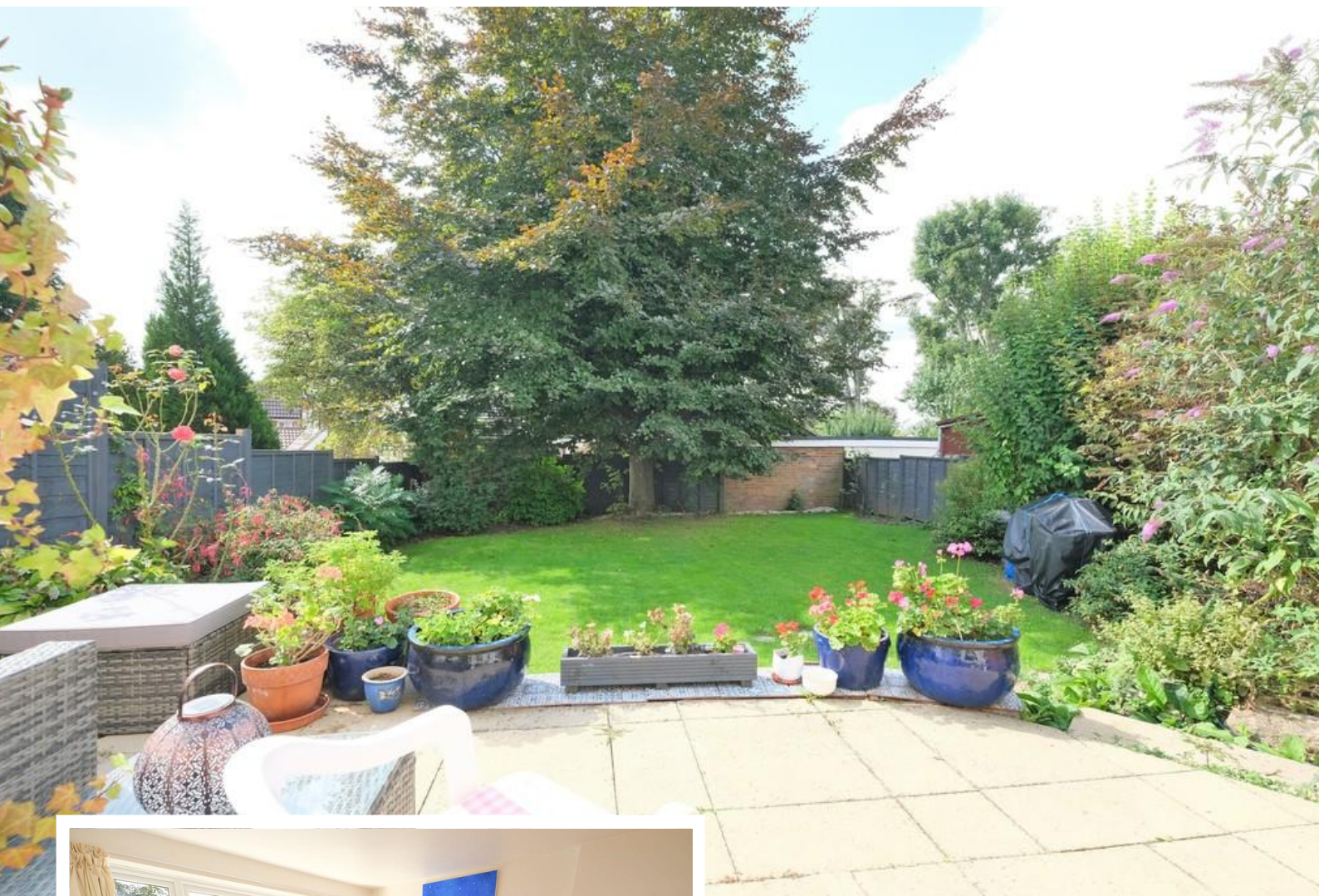
**5 Crown Close, Orpington, BR6 6JP**

**Asking Price: £550,000**

- 3 Bedroom Extended Semi-Detached House
- Close to Warren Road School & Chelsfield Station
- Garage & Off Street Parking
- No Forward Chain, Conservatory







## Property Description

Thomas Brown Estates are delighted to offer this very well presented three bedroom extended semi-detached house, boasting close proximity to Warren Road Primary School and Chelsfield Station. The property is being offered to the market with no forward chain and comprises: spacious entrance porch and hallway, open plan living/dining room, conservatory, fitted kitchen and WC to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is a well kept garden mainly laid to lawn to the rear, off street parking to the front for multiple cars, and a garage to the side. Crown Close is very well located for local schools including Warren Road and Green St Green Primary School, local shops including Waitrose, bus routes and Chelsfield Station. Please call Thomas Brown Estates in Orpington to arrange a viewing.





#### ENTRANCE PORCH

Double glazed door to side, double glazed windows to front, laminate flooring.

#### ENTRANCE HALL

Double glazed opaque door to front, double glazed opaque window to front, radiator.

#### LOUNGE/DINER

19' 01" x 17' 06" (5.82m x 5.33m) Double glazed sliding doors to rear, double glazed window to rear, Quickstep flooring, three radiators.

#### KITCHEN

11' 09" x 7' 05" (3.58m x 2.26m) Range of matching wall and base units with worktops over, one and a half sink and drainer, integrated double oven, integrated electric hob with extractor over, space for undercounter fridge, space for washing machine, space for dishwasher, tiled splashback, larder style cupboard, double glazed opaque door to side, tiled flooring, radiator.



#### CONSERVATORY

12' 02" x 8' 10" (3.71m x 2.69m) Brick base, double glazed French door to side, double glazed windows to side and rear, laminate flooring.

#### CLOAKROOM

Low level WC, wash hand basin, cupboard, double glazed opaque window to front, Quickstep flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

12' 11" x 9' 11" (3.94m x 3.02m) Fitted wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

10' 02" x 9' 11" (3.1m x 3.02m) Double glazed window to front, carpet, radiator.

#### BEDROOM 3

10' 0" x 8' 11" (3.05m x 2.72m) Airing cupboard, 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 side, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

50' 0" x 32' 0" (15.24m x 9.75m) Patio area with rest laid to lawn, mature flowerbeds and shrubs, side access.

#### GARAGE

15' 08" x 8' 08" (4.78m x 2.64m) Electric up and over door to front, door to side, power and light.

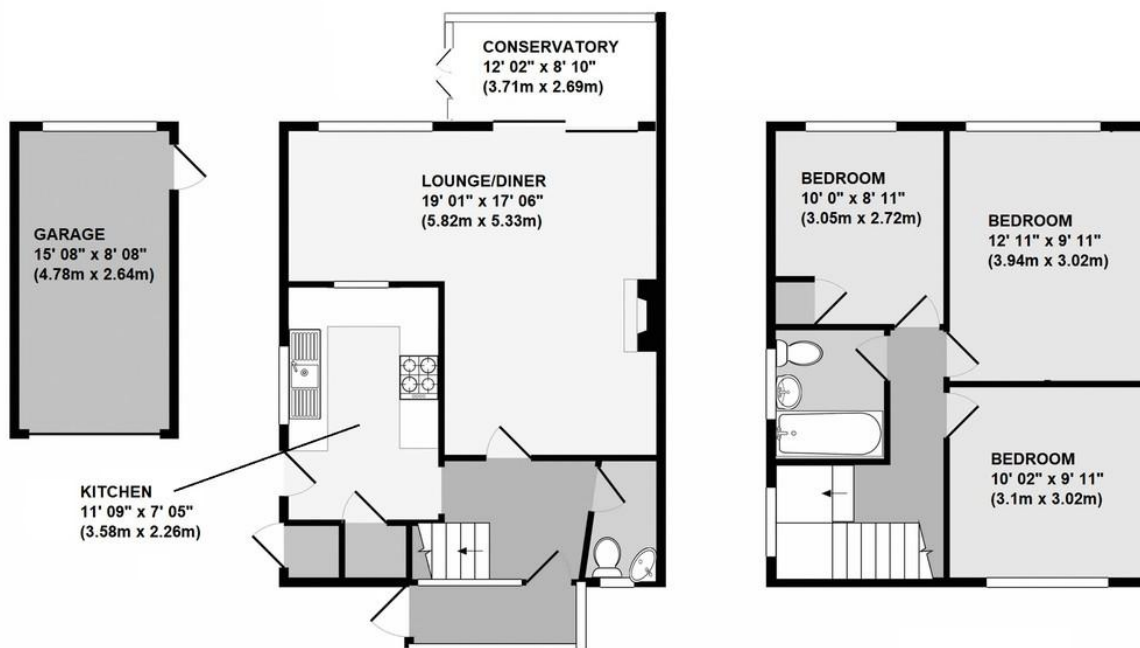
#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



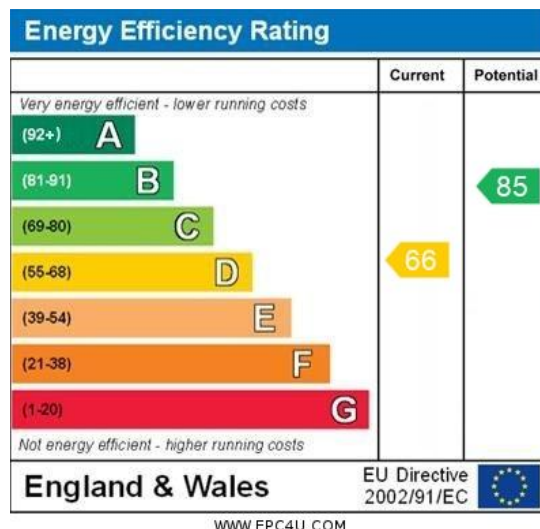


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2019



**Council Tax Band: E**

**Tenure: Freehold**



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