

# THOMAS BROWN

## ESTATES



### 1 Crabbs Croft Close, Orpington, BR6 7DF

**Asking Price: £650,000**

- 3 Bedroom Detached Chalet Property
- Situated in the Ever Popular Farnborough Village
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Garage & OSP







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom detached chalet property situated in the ever popular Farnborough village, boasting fantastic potential to extend and is being offered to the market with no forward chain. The accommodation comprises; entrance hall, lounge, kitchen, two bedrooms, study (accessed via a bedroom), utility room and a WC to the ground floor. To the first floor is a further bedroom with en-suite shower room. Externally the rear garden is mainly laid to lawn with a patio perfect for entertaining and alfresco dining, garage and a driveway to the front for numerous vehicles. Please note the property does require updating throughout and this has been reflected in the asking price. Crabbs Croft Close is well located for local schools including Farnborough Primary School and Darrick Wood Schools, local village shops, station and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location and potential on offer.





#### ENTRANCE HALL

Opaque composite door to side, carpet.

#### LOUNGE

15' 11" x 10' 08" (4.85m x 3.25m) Double glazed sliding door to rear, carpet, radiator.

#### KITCHEN

11' 09" x 8' 09" (3.58m x 2.67m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated electric hob, space for undercounter fridge, space for slimline dishwasher, double glazed window to rear, tile effect flooring, radiator.

#### BEDROOM

13' 04" x 10' 08" (4.06m x 3.25m) Double glazed window to front, carpet, radiator.

#### BEDROOM

9' 09" x 8' 10" (2.97m x 2.69m) Double glazed window to front, carpet, radiator.

#### STUDY

13' 04" x 6' 11" (4.06m x 2.11m) Double glazed window and double glazed opaque door to rear, carpet, radiator.

#### UTILITY ROOM

7' 08" x 7' 0" (2.34m x 2.13m) Space for undercounter fridge, space for washing machine, double glazed windows to rear, side and front, double glazed door to rear, tiled flooring.

#### CLOAKROOM

(Large enough to potentially add a shower cubicle) Low level WC, wash hand basin in vanity unit, double glazed opaque window to side, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM

13' 05" x 11' 10" (4.09m x 3.61m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin, shower cubicle, skylight, tiled walls, carpet, radiator, access to loft space.

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

60' 0" x 50' 0" (18.29m x 15.24m) Patio area with rest laid to lawn, mature shrubs.

#### FRONT GARDEN

Drive for multiple vehicles, laid to lawn, mature flowerbeds.

#### GARAGE

16' 06" x 8' 03" (5.03m x 2.51m) Up and over electric door, power and light.

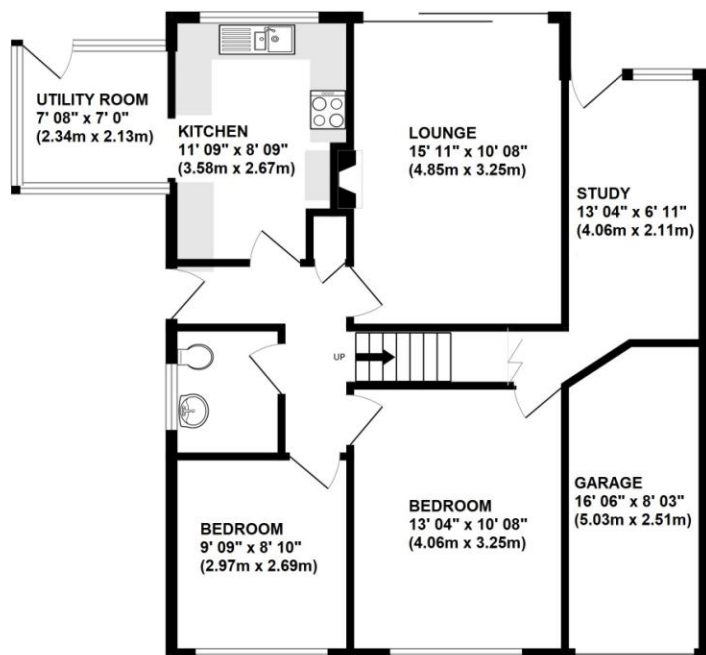
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

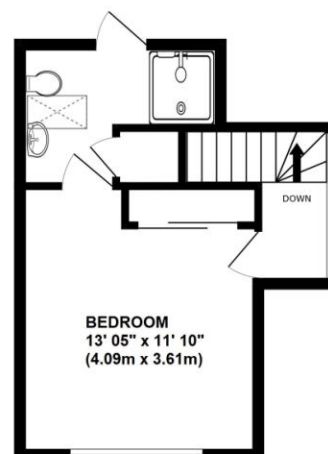
#### NO FORWARD CHAIN



GROUND FLOOR  
934 sq.ft. (86.8 sq.m.) approx.

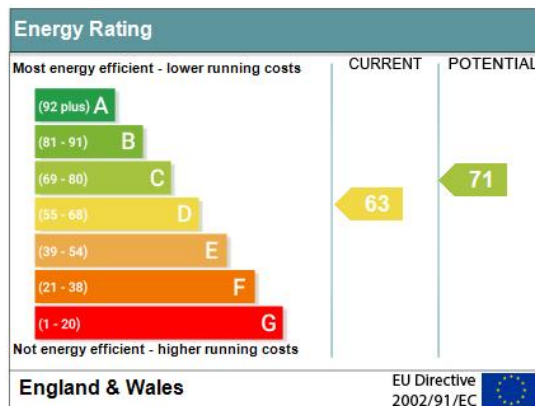


1ST FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**Council Tax Band: E**

**Tenure: Freehold**

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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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