

THOMAS BROWN

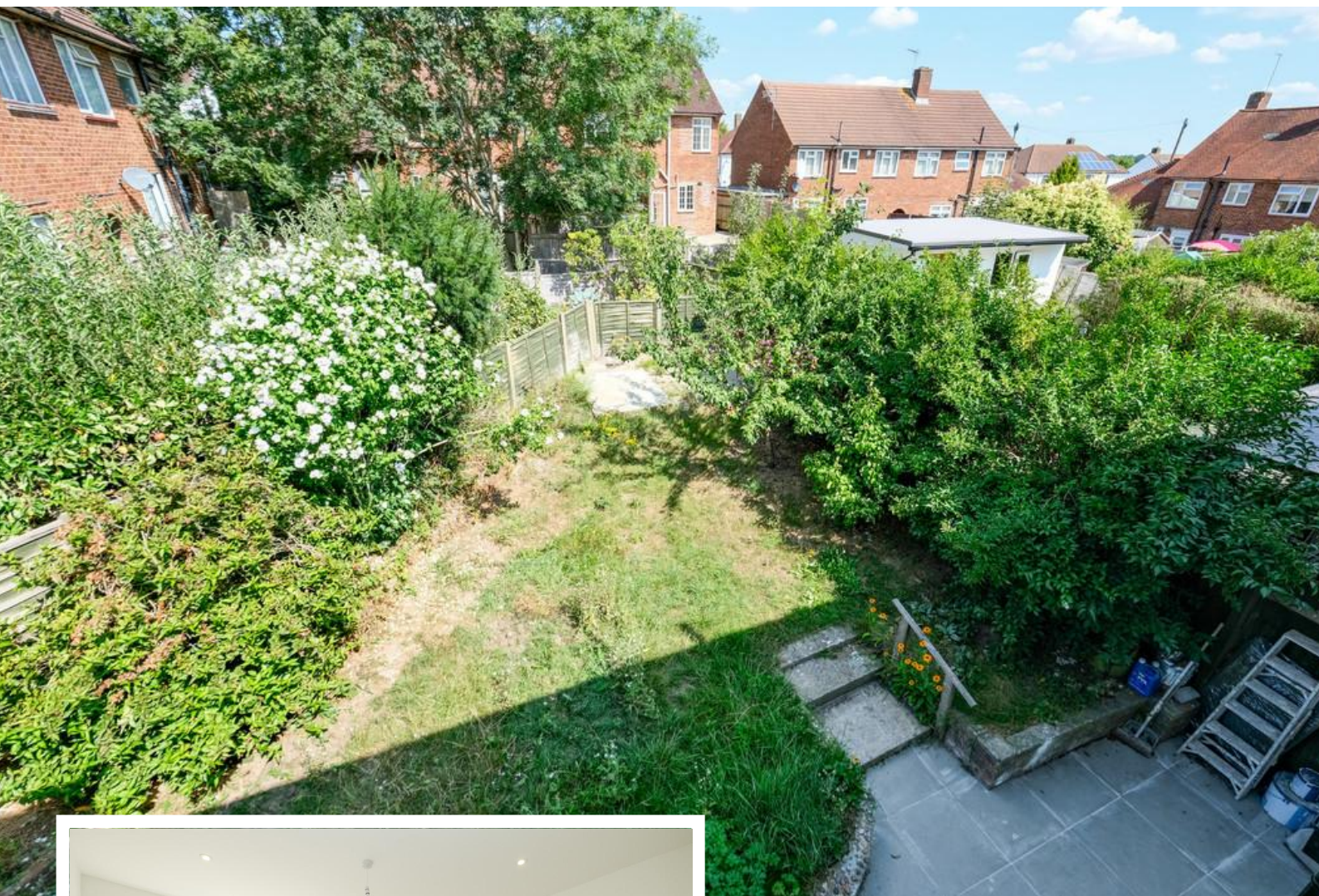
ESTATES



36 Clarendon Green, Orpington, BR5 2PA **Asking Price: £450,000**

- 3 Bedroom, 2 Bathroom Mid Terraced House
- Recently Refurbished Throughout
- Well Located for St. Mary Cray Station
- No Forward Chain, Deceptively Spacious





Property Description

****CALL FOR IMMEDIATE ACCESS**** Thomas Brown Estates are delighted to offer this deceptively spacious and recently refurbished, three bedroom two bathroom mid terrace property set within a popular residential location in Orpington, with the added benefit of being offered to the market with no forward chain and is within walking distance of St. Mary Cray Station and Nugent Shopping Centre. The property has been refurbished throughout to including a full rewire, new GCH system, new windows and doors, modern kitchen and bathroom and general decoration and flooring to a high specification. The property comprises of: entrance porch and hall way, lounge, kitchen/diner and a wet room to the ground floor. To the first floor there is a landing providing access to three bedrooms (two being good size doubles) and the family bathroom. Externally there is a rear garden mainly laid to lawn and on road parking to the front. The property is well located for St. Mary Cray mainline station, M25, bus routes, local shops including Nugent shopping centre and schools. Internal viewing is recommended to fully appreciate the quality of accommodation and potential on offer. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Composite door to front, laminate flooring.

ENTRANCE HALL

Door to front, laminate flooring, radiator.

LOUNGE

14'06" x 12'05" (4.42m x 3.78m) Double glazed window to front, laminate flooring, radiator.

KITCHEN/DINER

17'07" x 9'08" (5.36m x 2.95m) Range of matching wall and base units with worktops over, sink, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, space for washing machine, double glazed window to rear, laminate flooring, radiator.



LOBBY

Double glazed door to rear, laminate flooring.

WET ROOM

Low level WC, wash hand basin, shower cubicle, tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet, radiator.

BEDROOM

13'08" x 9'0" (4.17m x 2.74m) Double glazed window to front, carpet, radiator.

BEDROOM

11'11" x 11'07" (3.63m x 3.53m) Double glazed window to front, carpet, radiator.



BEDROOM

10'05" x 7'10" (3.18m x 2.39m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

35'0" (10.67m) Patio area with rest laid to lawn.

FRONT GARDEN

Lawn.

PLANNING PERMISSION FOR LOFT CONVERSION VALID FOR TWO MORE YEARS

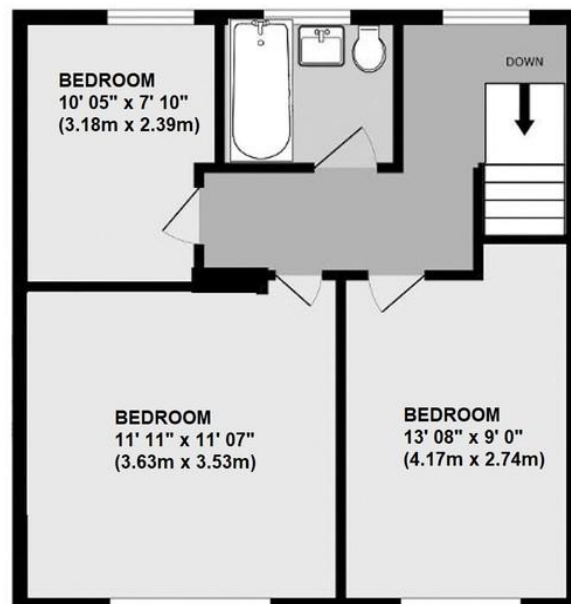
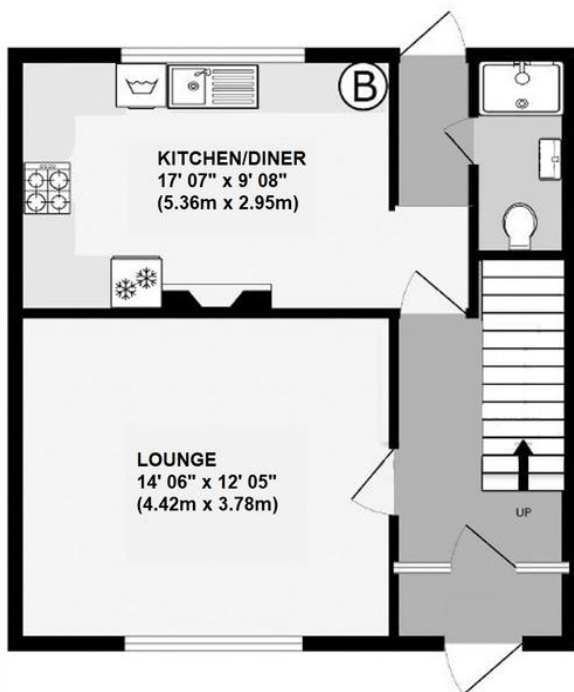
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

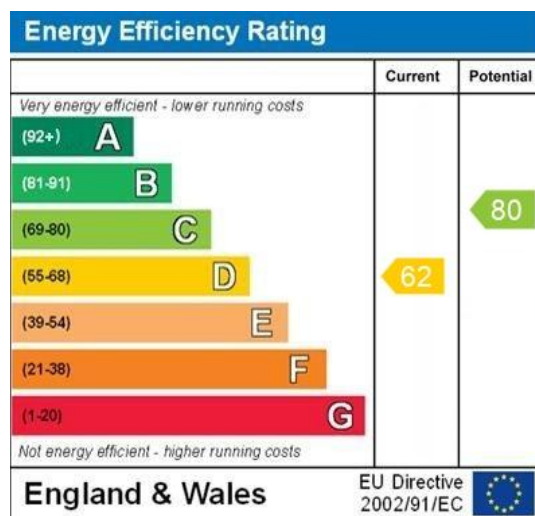
NO FORWARD CHAIN



This property is believed to be of a type of concrete construction that is mortgageable. We recommend that you check with your mortgage broker/lender that this is suitable for their lending criteria.



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: D

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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