

# THOMAS BROWN

## ESTATES



**10 Gardiner Close, Orpington, BR5 3HW**

**Asking Price: £445,000**

- 3 Bedroom Mid Terrace House
- Modern Décor Throughout
- Sought After and Quiet Close
- Deceptively Spacious





## Property Description

Thomas Brown Estates are delighted to present this immaculately maintained and deceptively spacious three-bedroom terrace home, tucked away in a sought-after and peaceful close.

The ground floor offers an entrance hall, a bright lounge that is open plan to the dining area, modern fitted kitchen, and a conservatory spanning the rear of the property-perfect for relaxing or entertaining.

Upstairs you'll find three bedrooms, two with fitted wardrobes and one with ensuite WC and a stylish family bathroom.

Externally, the property boasts a beautifully landscaped, low-maintenance rear garden ideal for gatherings, along with convenient on-road parking to the front.

Gardiner Close enjoys excellent connectivity, with St. Mary Cray station, local bus routes, shops, schools, golf courses, and health clubs all within easy reach.

Contact Thomas Brown Estates today to arrange a viewing and experience the quality of this home and location firsthand.





#### ENTRANCE HALL

Opaque composite door to front, wood effect flooring.

#### LOUNGE

14' 05" x 13' 05" (4.39m x 4.09m) Double glazed window with shutters to front, two understairs storage cupboards, wood effect flooring, two radiators.

#### DINING ROOM

8' 10" x 8' 10" (2.69m x 2.69m) Double glazed doors to conservatory, storage cupboard, wood effect flooring, radiator.

#### KITCHEN

9' 06" x 7' 05" (2.9m x 2.26m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated electric hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, double glazed door to conservatory, tiled flooring.



#### CONSERVATORY

14' 0" x 7' 09" (4.27m x 2.36m) Brick base, double glazed opaque windows to both sides, double glazed windows and double glazed French doors to rear, wood effect flooring.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

#### BEDROOM 1

10' 07" x 9' 09" (3.23m x 2.97m) (measured to front of wardrobe) Fitted wardrobes, two double glazed windows to front, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin in vanity unit, double glazed opaque window to front, tile effect flooring, heated towel rail.

#### BEDROOM 2

8' 10" x 7' 10" (2.69m x 2.39m) (measured at maximum) (measured to front of wardrobe) Fitted wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 11" x 6' 10" (2.72m x 2.08m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, part tiled walls, tile effect flooring, radiator.



#### OTHER BENEFITS INCLUDE:

#### COURTYARD STYLE GARDEN

18' 0" x 17' 0" (5.49m x 5.18m) Low maintenance.

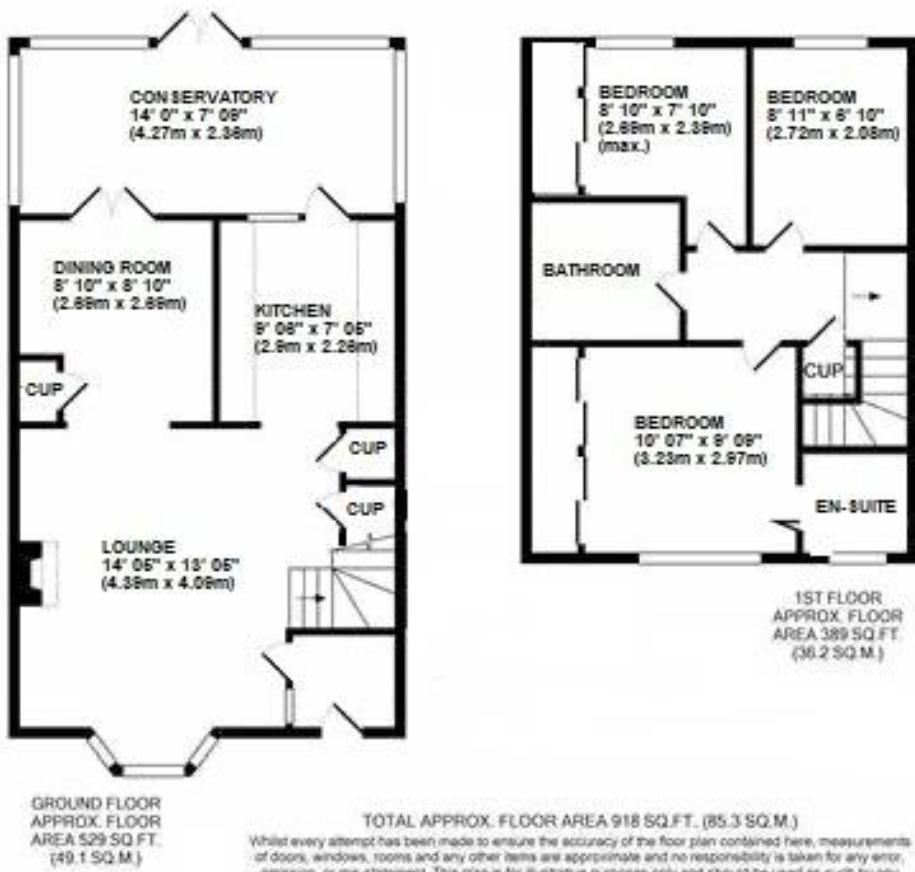
#### ON ROAD PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### ALARMED





TOTAL APPROX. FLOOR AREA 918 SQ.FT. (85.3 SQ.M.)  
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 guarantees as to their operability or efficiency can be given.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	

**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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