

THOMAS BROWN

ESTATES



2 Blackthorn Grove, Orpington, BR5 2FG

Asking Price: £545,000

- 3 Bedroom Mid Terrace House
- Well Located for Local Shops & Stations
- Double Glazing & Central Heating
- Two Allocated Parking Spaces





Property Description

Thomas Brown Estates are delighted to offer this well presented, three bedroom mid terrace property boasting walking distance to Poverest Park, Petts Wood and St. Mary Cray Stations, and close to local shops - including the popular Nugent Retail Park and Orpington/Petts Wood High Streets. The accommodation on offer comprises: entrance hall, lounge, kitchen and cloakroom to the ground floor. To the first floor are three bedrooms and the family bathroom. The master bedroom also benefits from an en-suite shower-room. Externally there is a private rear garden, and allocated parking spaces to the front and side of the property for two vehicles. Blackthorn Grove is well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Double glazed door to front, storage cupboard, laminate flooring, radiator.

LOUNGE

19' 0" x 13' 10" (5.79m x 4.22m) Double glazed French doors to rear, two double glazed panels to rear, understairs storage.

KITCHEN

12' 02" x 8' 01" (3.71m x 2.46m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, integrated oven with extractor over, integrated fridge/freezer, integrated microwave, integrated washing machine, integrated dishwasher, double glazed window to front, central heating boiler, tiled flooring, radiator.



CLOAKROOM

Low level WC, wash hand basin, part tiled walls, tiled flooring, extractor fan, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft access, carpet.

BEDROOM 1

13' 02" x 9' 04" (4.01m x 2.84m) Built in wardrobe, double glazed window to front, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, shower cubicle, double glazed window to front, part tiled walls, extractor fan, tiled flooring.



BEDROOM 2

11' 09" x 9' 10" (3.58m x 3m) (plus recess 5'0 x 2'03) (measured to back of wardrobe) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

12' 0" x 7' 0" (3.66m x 2.13m) (measured to back of wardrobe). Built in wardrobe, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, part tiled walls, tiled flooring, extractor fan, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

30' 0" (9.14m) (approx.) Patio area with rest laid to lawn, shed, fenced all around.

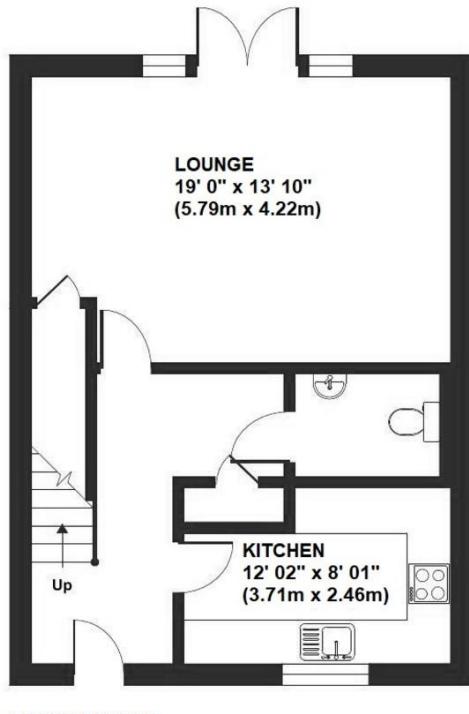
ALLOCATED PARKING

Two spaces to front and side.

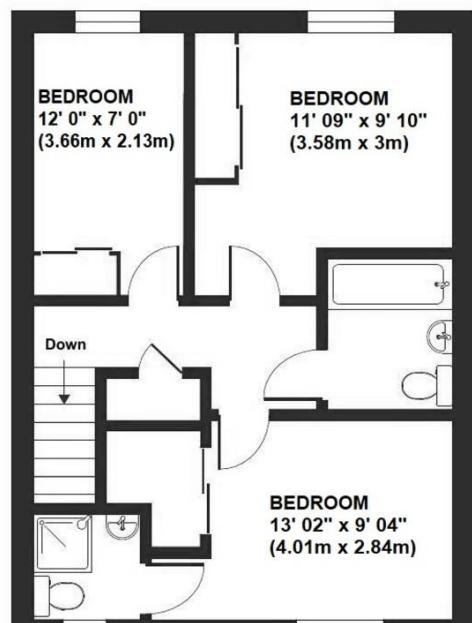
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

ALARMED



GROUND FLOOR



1ST FLOOR

This plan is for illustration purpose only - not to scale



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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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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