

THOMAS BROWN

ESTATES



19 Wren Close, Orpington, BR5 3NU

Asking Price: £285,000

- 1 Bedroom Mid Terrace House
- Quiet Residential Close
- Well Located for Local Amenities & St. Mary Cray Station
- Ample On Road Parking





Property Description

Thomas Brown Estates are delighted to offer this well presented one double bedroom mid-terrace home, tucked away in a quiet residential close and offering ample on road parking, a useful cot room/study area, and convenient access to a range of local amenities.

The accommodation comprises an entrance porch and hallway, a spacious lounge/dining room with access to the rear garden, and a kitchen on the ground floor.

Upstairs, the landing leads to a generous double bedroom with fitted wardrobes, a versatile cot room/study ideal for home working or walk in wardrobe/storage, and a contemporary bathroom.

Externally, the property benefits from a private rear garden, predominantly laid to lawn, together with ample on road parking to the front and surrounding roads.

Additional features include double glazing and a gas central heating system.

Ideally located within walking distance of St. Mary Cray mainline station, local shops, schools, and bus routes, this property would make an excellent first time purchase or buy-to-let investment.

To arrange a viewing, please contact Thomas Brown Estates, Orpington.



Entrance Porch:

Opaque door to front, tiled flooring.

Entrance Hall:

Double glazed door to front, laminate flooring, radiator.

Lounge/Diner:

16' 07" x 9' 06" (5.05m x 2.9m). Double glazed sliding doors to rear, carpet, radiator.

Kitchen:

9' 06" x 6' 07" (2.9m x 2.01m). (Measured at maximum). Range of matching wall and base units with worktops over, stainless steel sink, space for cooker, space for fridge/freezer, space for washing machine, double glazed window to front, understairs cupboard, laminate flooring.

Stairs To First Floor Landing:

Storage cupboard, carpet, radiator.

Bedroom:

11' 06" x 9' 06" (3.51m x 2.9m). Fitted wardrobes, double glazed window to rear, carpet, radiator.

Cot Room/Study:

6' 08" x 4' 11" (2.03m x 1.5m). Carpet.

Bathroom:

WC, wash hand basin, Jacuzzi bath with shower over and shower attachment, double glazed opaque window to front, tiled walls, tiled flooring, heated towel rail.

Other Benefits Include:

South Facing Garden:

30' 0" (9.14m). Patio area with rest laid to lawn, mature flowerbeds, rear access.

On Road Parking

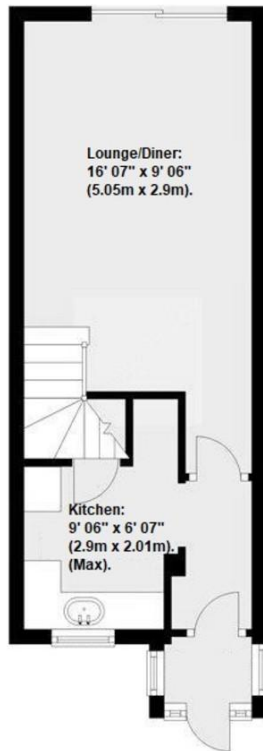
Double Glazing

Central Heating System



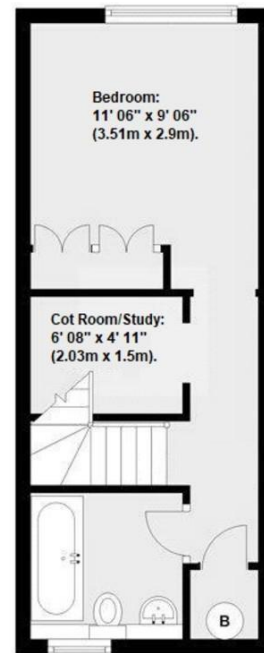
Ground Floor

Approx. 26.4 sq. metres (284.3 sq. feet)



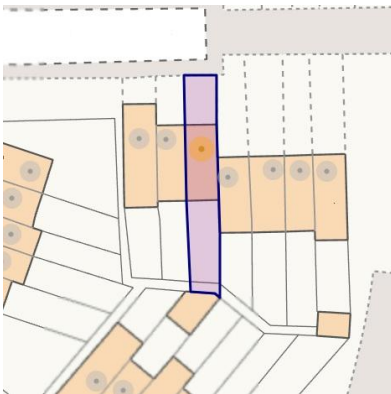
First Floor

Approx. 25.6 sq. metres (275.4 sq. feet)



Total area: approx. 52.0 sq. metres (559.7 sq. feet)

This plan is for illustration purpose only - not to scale



Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		90
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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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