THOMAS BROWN
ESTATES

5 Curzon Close, Orpington, BR6 9NP

Asking Price: £625,000

- 3 Bedroom Semi-Detached Bungalow
- Quiet & Highly Sought After Location
- Garage & Off Street Parking
- 95' Mature Rear Garden

Property Description

Thomas Brown Estates are delighted to present this immaculately maintained three bedroom semi-detached bungalow, located in a wonderful close of just eleven properties. Boasting a stunning 95' mature rear garden, this property must be viewed to be fully appreciated.

Ideally located in a quiet and highly sought after central area, the home is within easy reach of Orpington Station, the High Street, and well regarded schools including Newstead Woods Grammar School, Darrick Wood and Tubbenden Primary School.

The accommodation comprises an entrance porch leading into a spacious hallway, a bright and comfortable lounge with direct access to the rear garden, modern kitchen/diner that leads to a lean to, three bedrooms and the family bathroom.

Externally, the property truly shines with its mature rear garden, predominantly laid to lawn and complemented by numerous seating areas, ideal for alfresco dining and entertaining. Additional benefits include a garage to the side and 'in and out' driveway to the front providing off street parking for numerous vehicles.

Subject to planning permission, there is excellent potential to extend to the rear or into the loft space, as many neighbouring properties have done.

Situated on Curzon Close, the property enjoys close proximity to local schools, shops, bus routes, and Orpington mainline station.

Early viewing is highly recommended. Please contact Thomas Brown Estate Agents to arrange your appointment.

ENTRANCE PORCH
Double glazed opaque door to side, double glazed opaque panel to front, coconut mat.

ENTRANCE HALL
Double glazed opaque door to side, storage cupboard, laminate flooring, radiator.

LOUNGE
14' 05" x 11' 11" (4.39m x 3.63m) Double glazed sliding door to rear, carpet, radiator.

KITCHEN/DINER
12' 02" x 11' 10" (3.71m x 3.61m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated fridge/freezer, integrated dishwasher, extractor hood, space for range style cooker, space for washing machine, space for tumble dryer, double glazed window to rear, double glazed opaque door to side, tiled flooring, radiator.

BEDROOM 1
13' 0" x 12' 02" (3.96m x 3.71m) Double glazed bay window with shutters to front, double glazed window with shutters to side, carpet, radiator.

BEDROOM 2
10' 11" x 8' 11" (3.33m x 2.72m) Double glazed window with shutters to front, carpet, radiator.

BEDROOM 3
9' 11" x 7' 05" (3.02m x 2.26m) Double glazed window to side, carpet, radiator.

BATHROOM
WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, vinyl flooring, heated towel rail.

LEAN-TO
Double glazed window to side, double glazed panel to front, double glazed French doors to rear, tile effect flooring.

OTHER BENEFITS INCLUDE:

GARDEN
95' 0" (28.96m) (approx.) Patio area with rest laid to lawn, mature shrubs, numerous seating areas, workshop with power.

OFF STREET PARKING
In & out drive with space for multiple vehicles.

GARAGE
14' 02" x 7' 10" (4.32m x 2.39m) Up and over door to front, door to rear.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

Approximate Gross Internal Area = 82.6 sq m / 889 sq ft
Garage = 10.5 sq m / 113 sq ft
Total = 93.1 sq m / 1002 sq ft

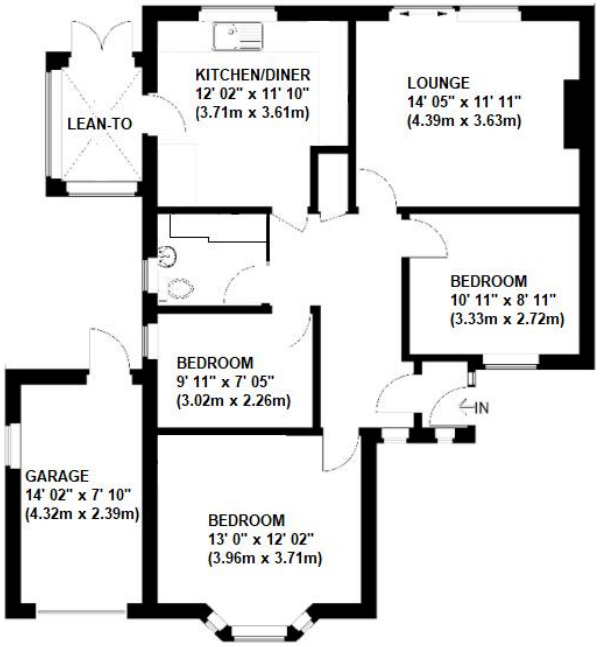
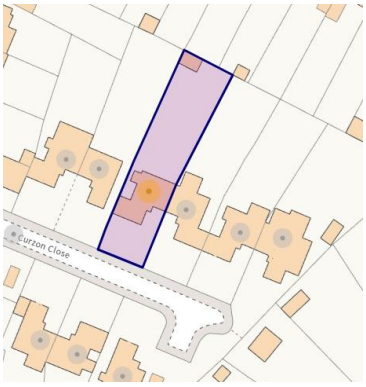
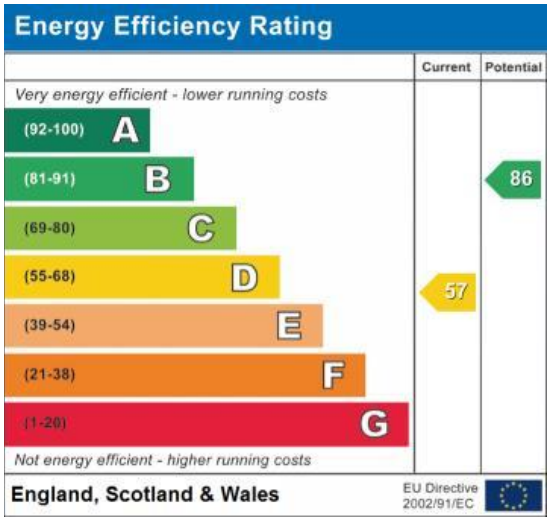


Illustration for identification purposes only,
measurements are approximate, not to scale.





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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