

# THOMAS BROWN

ESTATES



**8 Georges Close, Orpington, BR5 3JR**

**Asking Price: £450,000**

- 3 Bedroom Extended Detached House
- Quiet Sought After Close
- Fantastic Potential to Extend into the Garage and/or above (STPP)
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this rare to the market three bedroom rear extended detached house, situated at the end of a quiet sought after close and is being offered to the market with no forward chain. The accommodation on offer comprises: entrance porch and hallway, lounge, dining room that is open plan to the kitchen/breakfast room, family bathroom and a WC to the ground floor. To the first floor are three bedrooms with a particularly spacious master bedroom. Externally, there is a low maintenance garden to the rear aspect of the property and an integral garage to the side, and a drive to the front. Please note the property boasts fantastic potential to extend into the garage and/or above STPP. Please note the property does require modernisation throughout and this has been reflected in the asking price. Georges Close is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates in Orpington to arrange a viewing to fully appreciate the location on offer.



#### ENTRANCE PORCH

Wooden door to front, carpet.

#### ENTRANCE HALL

Wooden door to front, double glazed opaque window to side, carpet, radiator.

#### LOUNGE

15' 5" x 12' 0" (4.7m x 3.66m) Double glazed bay window to front, double glazed window to side, carpet.

#### DINING ROOM

15' 4" x 9' 5" (4.67m x 2.87m) (open plan to kitchen/breakfast room) Understairs storage, carpet, radiator.

#### KITCHEN/BREAKFAST ROOM

19' 2" x 9' 4" (5.84m x 2.84m) Range of fitted wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, space for table and chairs, double glazed window to rear, double glazed opaque window to side, double glazed door to rear, carpet.



#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, tiled walls, carpet, radiator.

#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to rear, carpet.

#### STAIRS TO FIRST FLOOR LANDING

Loft hatch, carpet.



#### BEDROOM 1

15' 5" x 11' 11" (4.7m x 3.63m) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

11' 10" x 9' 2" (3.61m x 2.79m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 1" x 6' 0" (2.46m x 1.83m) Double glazed window to rear, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

55' 0" x 25' 0" (16.76m x 7.62m) (measured at maximum) Low maintenance, patio, flowerbeds.

#### INTEGRAL GARAGE

25' 7" x 7' 7" (7.8m x 2.31m) Power and light, doors to front, window to side, window to rear.

#### OFF STREET PARKING

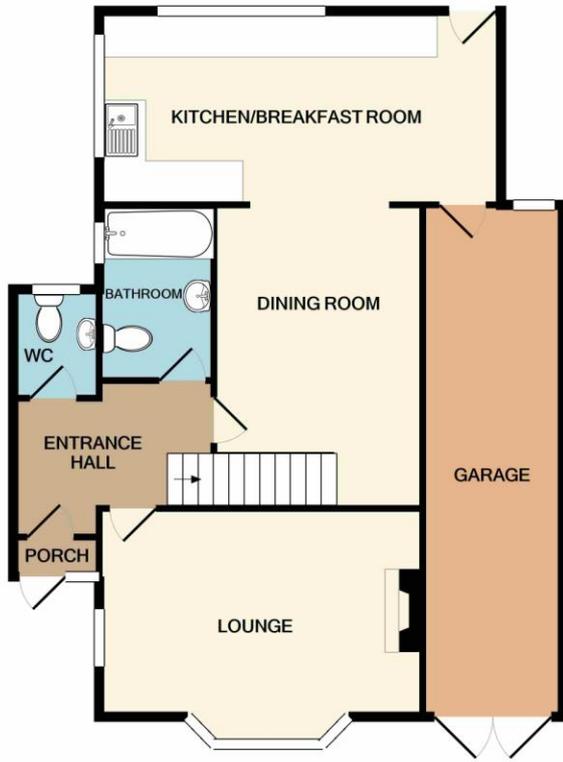
Drive for 2/3 vehicles, laid to lawn, mature flowerbeds, side access and access to garage.

#### DOUBLE GLAZING

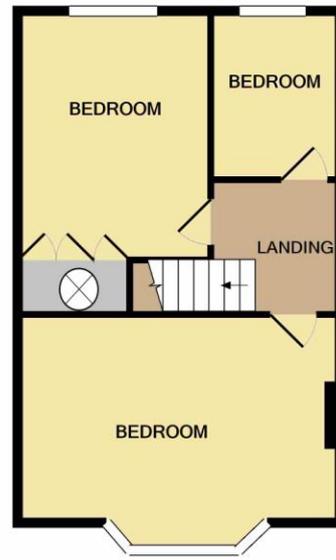
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





GROUND FLOOR  
APPROX. FLOOR  
AREA 791 SQ.FT.  
(73.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 1177 SQ.FT. (109.3 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 guarantee as to their operability or efficiency can be given  
Made with Metropix ©2021

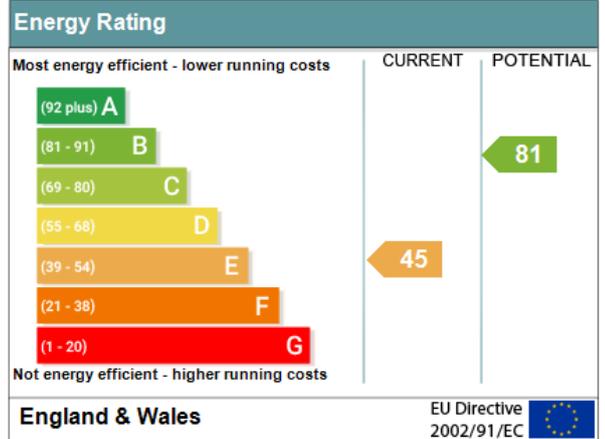
## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

**Address:** 8 GEORGES CLOSE, ORPINGTON, ORPINGTON, BR5 3JR  
**RRN:** 6239-9627-9000-0218-4292



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

www.thomasbrownestates.co.uk  
sales@thomasbrownestates.co.uk

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

**THOMAS BROWN**  
ESTATES