

# THOMAS BROWN

ESTATES



## 8 Chestnut Close, Orpington, BR6 6LP

**Offers IEO: £375,000**

- 3 Bedroom Mid Terrace House
- Well Located for many Sought After Schools
- Situated in a Quiet Close
- Garage (STPP Could be Converted)





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom terrace property, situated in a quiet close boasting close proximity to Chelsfield Station, local schools and Glentrammon Park. The property comprises: entrance porch and hallway, fitted kitchen, a lounge/diner that spans the rear of the property with access to the garden and an integral garage to the ground floor. To the first floor are three bedrooms and the family bathroom. Externally there is a well kept rear garden and a driveway to the front. The property is very well located for many sought after schools, Chelsfield Station and local shopping facilities can be found in Green Street Green and Orpington Town Centre. Please note the property does require modernisation, has warm air heating (both have been reflected in the asking price) and STPP the garage could be converted into a second reception room or fourth bedroom if required. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE PORCH

Double glazed opaque door to side.

#### ENTRANCE HALL

Opaque door to front, understairs storage cupboard, carpet.

#### LOUNGE/DINER

19' 2" x 11' 11" (5.84m x 3.63m) Double glazed door and double glazed windows to rear, carpet.

#### KITCHEN

13' 4" x 7' 0" (4.06m x 2.13m) Range of matching wall and base units with worktops over, stainless steel sink and double drainer, space for cooker, space for washing machine, space for fridge/freezer, double glazed window to front, vinyl flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to front, carpet.

#### BEDROOM 1

11' 11" x 10' 5" (3.63m x 3.18m) Double glazed window to rear, carpet.

#### BEDROOM 2

11' 11" x 8' 5" (3.63m x 2.57m) (measured at maximum) Fitted wardrobe, double glazed window to rear, carpet.

#### BEDROOM 3

10' 6" x 6' 10" (3.2m x 2.08m) Double glazed window to front, carpet.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, skylight, tiled walls, carpet.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

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

#### OFF STREET PARKING

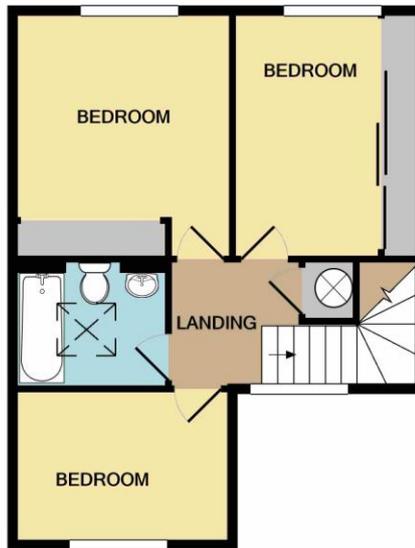
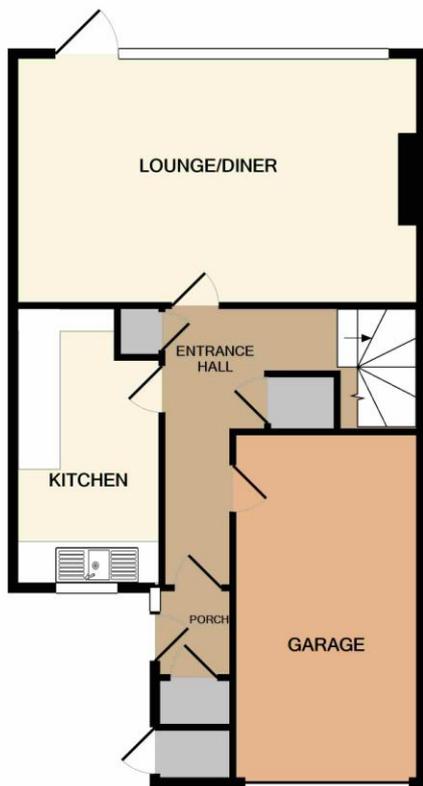
Drive, laid to lawn, bin cupboard.

#### INTEGRAL GARAGE

17' 0" x 7' 11" (5.18m x 2.41m) Up and over door.

#### DOUBLE GLAZING





TOTAL APPROX. FLOOR AREA 1021 SQ.FT. (94.8 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  
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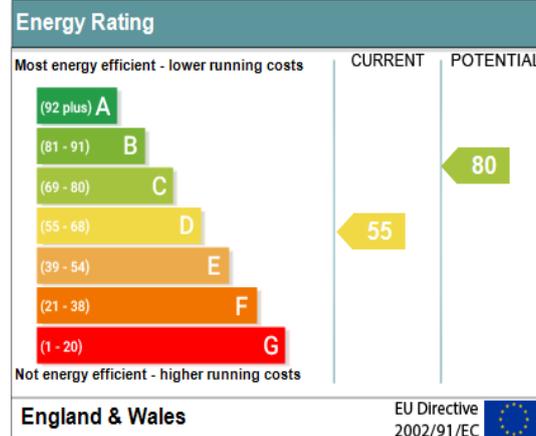
## Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 8 CHESTNUT CLOSE, ORPINGTON, ORPINGTON, BR6 6LP  
RRN: 1739-7425-8000-0178-6292



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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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