

THOMAS BROWN

ESTATES



5 Brookmead Close, Orpington, BR5 2BB

Offers IEO: £500,000

- 3 Double Bedroom Semi-Detached House
- Well Located for Orpington High Street & Stations
- Potential to Extend Further (STPP)
- Double Storey Extended





Property Description

Thomas Brown Estates are delighted to offer this double storey extended, very well presented three double bedroom semi-detached house set within a popular cul-de-sac location within easy walking distance of Orpington High Street. The accommodation on offer comprises: entrance hallway, spacious lounge, dining room, modern fitted kitchen and a WC to the ground floor. To the first floor there is a landing giving access to three double bedrooms, study and a family bathroom. Externally there is a larger than average rear garden (compared to others in the immediate vicinity) mainly laid to lawn, a detached garage to the side and a driveway to the front for numerous vehicles. STPP there is potential to extend further to the rear and or/side if required. Brookmead Close is well located for Orpington High Street, local schools, shops, bus routes and both Orpington and St. Mary Cray mainline stations. Please call Thomas Brown Estates to book your appointment to view to fully appreciate the quality of location, specification and size on offer.



ENTRANCE HALL

Double glazed composite door to front, tiled flooring.

LOUNGE

19' 9" x 15' 2" (6.02m x 4.62m) Two fireplaces, double glazed window to front and side, double glazed French doors to front, solid wood flooring, three radiators.

DINING ROOM

12' 11" x 11' 8" (3.94m x 3.56m) Double glazed window and double glazed French doors to rear, solid wood flooring, radiator.

KITCHEN

11' 1" x 9' 8" (3.38m x 2.95m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, extractor hood, integrated dishwasher, integrated microwave, space for range style cooker, space for American fridge/freezer, space for washing machine, double glazed window and double glazed door to rear, solid wood flooring.



CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, solid wood flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Loft access, carpet, radiator.

BEDROOM 1

13' 1" x 9' 11" (3.99m x 3.02m) (measured to front of wardrobes) Fitted wardrobes, two double glazed windows to front, carpet, radiator.

BEDROOM 2

11' 2" x 11' 2" (3.4m x 3.4m) Fitted wardrobes, double glazed window to front and rear, carpet, radiator.

BEDROOM 3

11' 8" x 11' 1" (3.56m x 3.38m) (measured at maximum) Fitted wardrobes, double glazed window to rear, carpet, radiator.

STUDY

9' 1" x 7' 4" (2.77m x 2.24m) Carpet.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to side, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

58' 0" x 55' 0" (17.68m x 16.76m) Patio and decked areas with rest laid to lawn, mature flowerbeds, shed.

DETACHED GARAGE

17' 7" x 8' 5" (5.36m x 2.57m) Space for appliances, double doors to front, double glazed door to rear.

OFF STREET PARKING

Drive for multiple vehicles, mature shrubs.

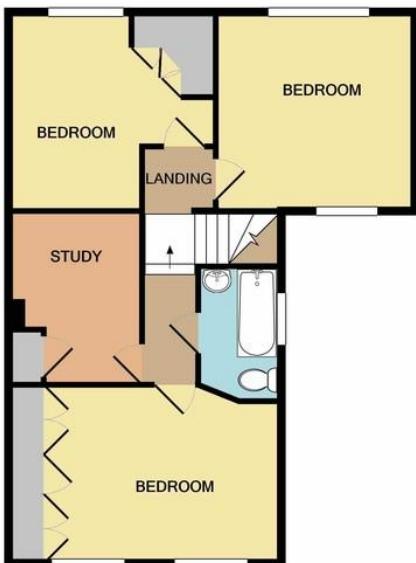
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



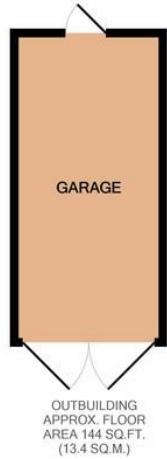


GROUND FLOOR
APPROX. FLOOR
AREA 586 SQ.FT.
(54.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 553 SQ.FT.
(51.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1282 SQ.FT. (119.1 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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OUTBUILDING
APPROX. FLOOR
AREA 144 SQ.FT.
(13.4 SQ.M.)



Other Information:

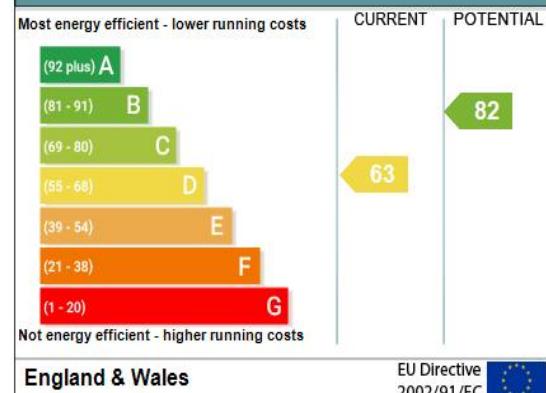
Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 5 BROOKMEAD CLOSE, ORPINGTON, BR5 2BB
RRN: 0840-3006-4206-4259-8200

Energy Rating



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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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