

THOMAS BROWN

ESTATES

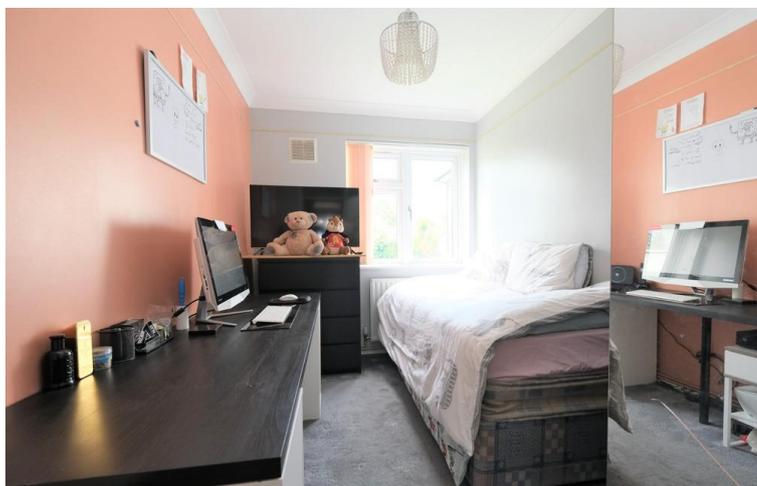


7 Red Lion Close, Orpington, BR5 4AP

Asking Price: £290,000

- 2 Bedroom Ground Floor Maisonette
- Walking Distance to St. Mary Cray Station
- Sought After Quiet Close
- Fantastic Private Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this two bedroom ground floor maisonette, situated in a sought after quiet close with a fantastic rear garden that must be viewed. The accommodation on offer comprises: private entrance hall, two bedrooms, lounge/dining room, modern fitted kitchen and a family bathroom. Externally there is parking within the close to the front and a private garden to the rear perfect for entertaining and alfresco dining. Red Lion Close is well located for local schools, shops including the Nugent shopping centre, bus routes and St. Mary Cray station. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



ENTRANCE HALL

Double glazed composite door to side, storage cupboard, laminate flooring, radiator.

LOUNGE/DINER

16' 11" x 11' 7" (5.16m x 3.53m) Double glazed window to front, laminate flooring, radiator.

KITCHEN

10' 6" x 8' 6" (3.2m x 2.59m) (measured at maximum) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, tiled splashback, storage cupboard, double glazed window and double glazed door to rear, tiled flooring, radiator.



BEDROOM 1

11' 7" x 10' 10" (3.53m x 3.3m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

11' 5" x 7' 2" (3.48m x 2.18m) Double glazed window to front, carpet, radiator.

BATHROOM

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



OTHER BENEFITS INCLUDE:

REAR GARDEN

45' 0" x 25' 0" (13.72m x 7.62m) (measured at maximum) Patio area with rest laid to lawn, mature flowerbeds, side access.

FRONT

On road parking within the close.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

LONG LEASE

148 years remaining from 2000.





TOTAL APPROX. FLOOR AREA 585 SQ.FT. (54.4 SQ.M.)

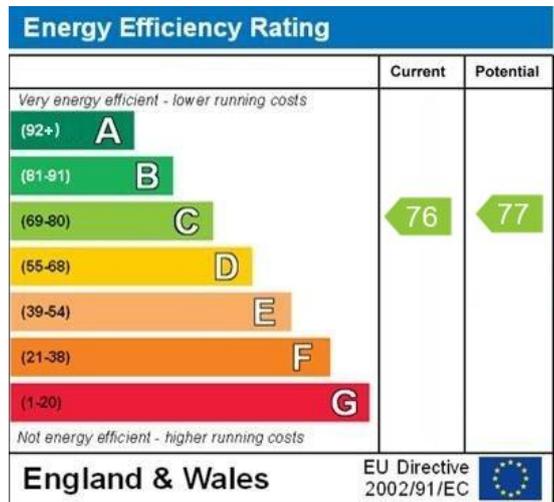
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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: C

Construction: Standard

Tenure: Leasehold



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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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

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