

THOMAS BROWN

ESTATES

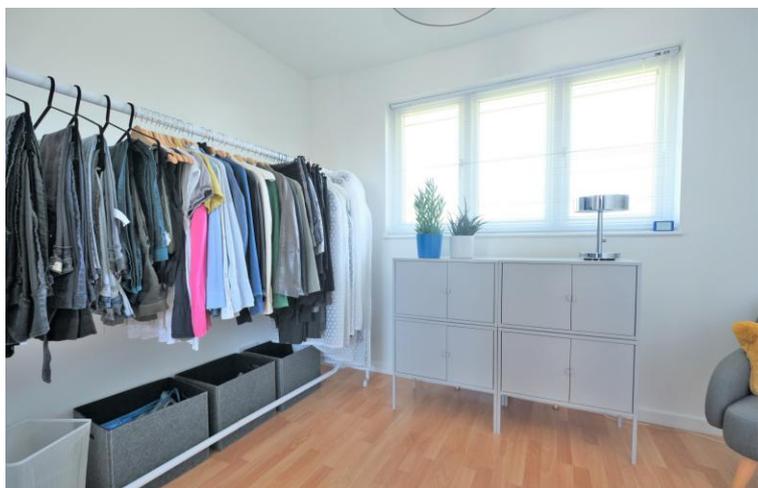
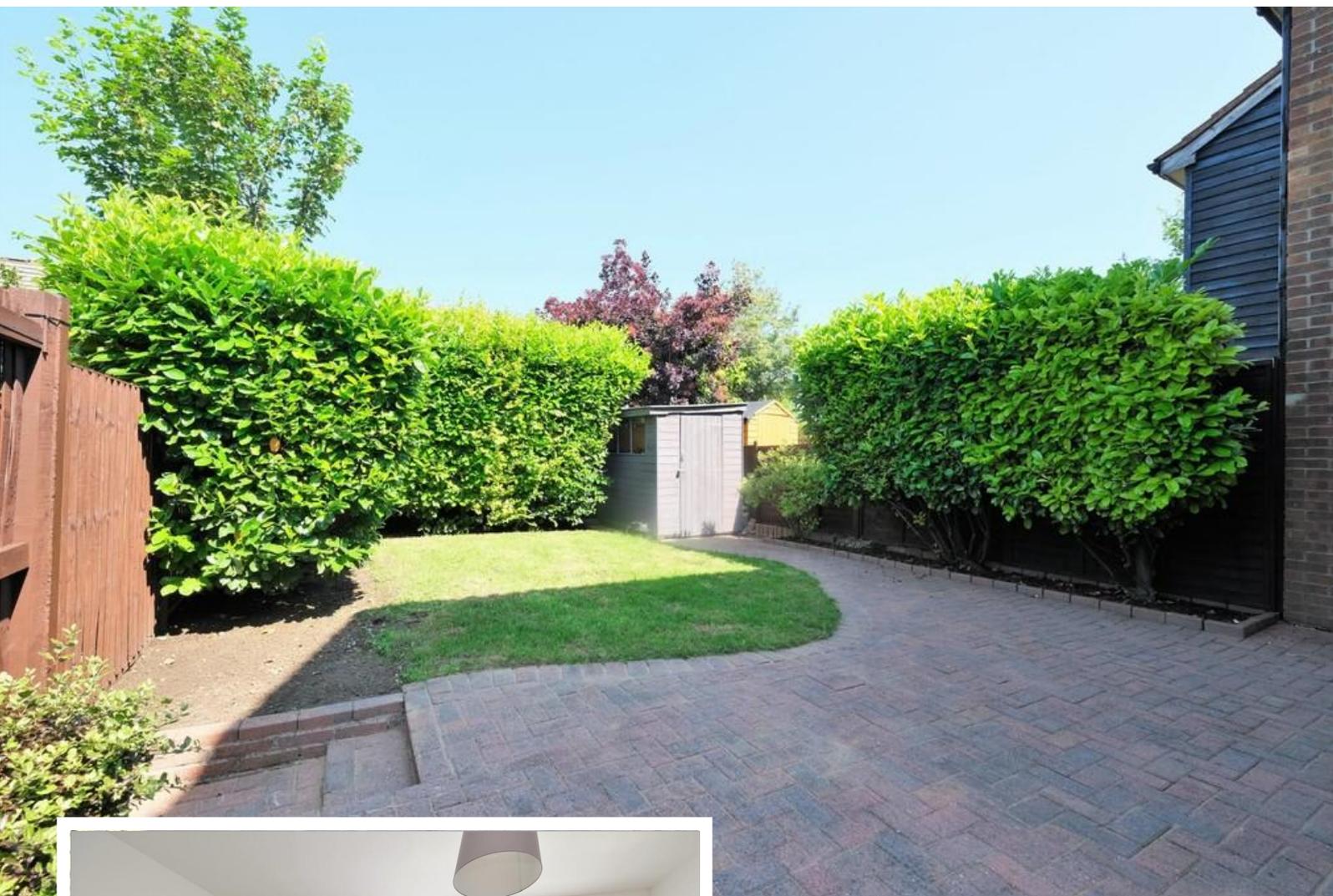


9 Doveney Close, Orpington, BR5 3WE

Offers IEO: £315,000

- 2 Bedroom End of Terrace House
- Potential to Extend to the Side/Rear (STPP)
- Well Located for St. Mary Cray Station
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this very well presented two bedroom end of terrace house set within a popular residential road in Orpington boasting a drive for two vehicles, potential to extend to the side/rear (STPP) and is being offered to the market with no forward chain. The accommodation on offer comprises: lounge/dining room and a modern fitted kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom. Externally, there is a rear garden laid to lawn and a patio perfect for alfresco dining and entertaining, with off street parking to the front for two vehicles. Other benefits include gas central heating system with a recently fitted boiler and double glazing. Doveney Close is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view.



LOUNGE/DINER

16' 2" x 12' 8" (4.93m x 3.86m) Opaque composite door to front, double glazed window to front, laminate flooring, radiator.

KITCHEN

12' 5" x 7' 2" (3.78m x 2.18m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, space for washing machine, tiled splashbacks, double glazed window to rear, double glazed door to rear, laminate flooring.



STAIRS TO FIRST FLOOR LANDING

Carpet on stairs, laminate flooring on landing.

BEDROOM 1

12' 8" x 8' 8" (3.86m x 2.64m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 2

12' 7" x 7' 2" (3.84m x 2.18m) (measured at maximum) (wardrobe could be removed to create a larger room) Built in wardrobe, double glazed window to rear, laminate flooring, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, part tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

32' 0" x 22' 0" (9.75m x 6.71m) Block paved patio with rest laid to lawn, side access.

OFF STREET PARKING

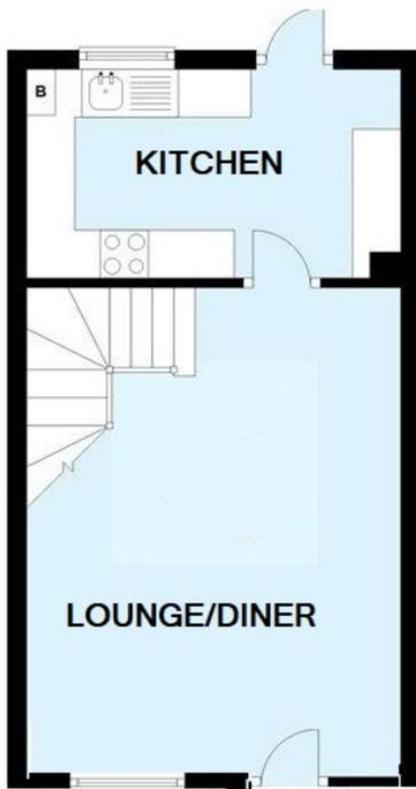
Block paved drive for 2 vehicles, mature flowerbeds, side access.

DOUBLE GLAZING

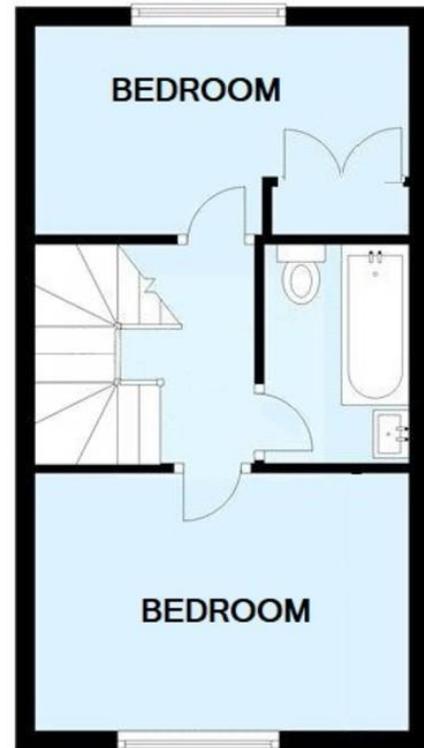
NO FORWARD CHAIN



Ground Floor



First Floor



This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

Other Information:

Council Tax Band: C

Construction: Standard

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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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