

# THOMAS BROWN

ESTATES



**18 Buttermere Road, Orpington, BR5 3WD**

**Asking Price: £260,000**

- 2 Bedroom Ground Floor Maisonette
- Well Located for Local Shops & St. Mary Cray Station
- Sought After Quiet Close
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this very well presented, recently modernised two bedroom ground floor maisonette, situated in a sought after quiet close with the added benefit of being offered with no forward chain. The accommodation on offer comprises: two bedrooms, lounge, modern fitted kitchen/diner and wet room style shower room. Externally there is an allocated parking space with additional on road parking and a share of a communal rear garden (shared between this and one other property). Buttermere 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.



#### LOUNGE

13' 8" x 12' 3" (4.17m x 3.73m) Double glazed window to front, wood flooring, radiator.

#### KITCHEN/DINER

13' 7" x 12' 0" (4.14m x 3.66m) Range of matching wall and base units with granite worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, space for American fridge/freezer, tiled splashback, storage cupboard with space for washing machine and tumble dryer, double glazed window to side, wood flooring.



#### BEDROOM 1

11' 7" x 10' 1" (3.53m x 3.07m) (measured to front of wardrobes) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

10' 1" x 7' 8" (3.07m x 2.34m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### SHOWER ROOM (WET ROOM STYLE)

Low level WC, wash hand basin, shower, double glazed opaque window to side, tiled walls, tiled flooring.



#### OTHER BENEFITS INCLUDE:

#### COMMUNAL GARDENS

(Shared by two apartments - sectioned off rear side, for private use). Laid to lawn, access from side.

#### FRONT

Allocated parking space and on road parking.

#### STORAGE CUPBOARD

Under external stairs.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

#### LEASE

88 years remaining.



GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.

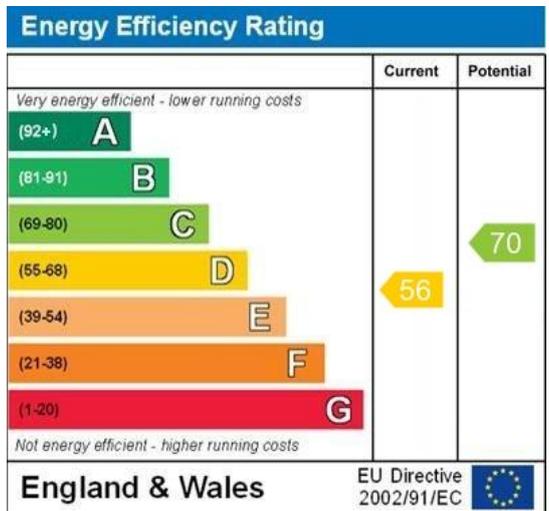
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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285 High Street  
Orpington  
Kent  
BR6 0NN

[www.thomasbrownestates.co.uk](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

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

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