

THOMAS BROWN

ESTATES



21 Wren Close, Orpington, BR5 3NU

Offers IEO: £330,000

- 2 Double Bedroom End of Terrace House
- Well Located for Local Shops & St. Mary Cray Station
- Set in a Quiet Residential Close
- Allocated Parking Space





Property Description

Thomas Brown Estates are delighted to offer this very well presented, rear extended two double bedroom end of terrace house set within a quiet residential close in Orpington and boasting an allocated parking space. The accommodation on offer comprises: lounge that is open plan to the conservatory with direct access to the rear garden and a modern fitted kitchen to the ground floor. To the first floor are two double bedrooms and a family bathroom. Externally, there is a rear garden mainly laid to lawn with an allocated parking space to the front and additional space on road. Wren 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

15' 4" x 11' 8" (4.67m x 3.56m) (open plan to conservatory) Carpet, radiator.

CONSERVATORY

10' 9" x 9' 1" (3.28m x 2.77m) Double glazed windows to both sides and rear, double glazed French door to rear, laminate flooring, radiator.

KITCHEN

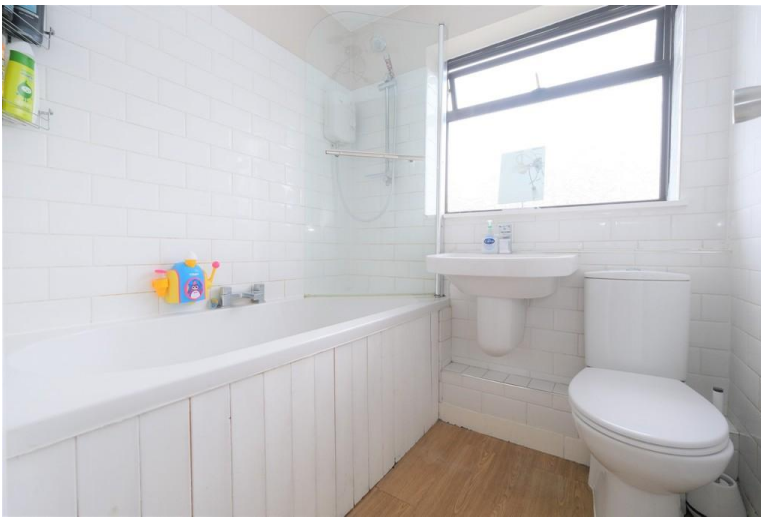
11' 6" x 10' 5" (3.51m x 3.18m) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, tiled splashback, double glazed window with shutters to front, opaque door to front, storage cupboard, laminate flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Loft access, carpet.

BEDROOM 1

11' 8" x 10' 10" (3.56m x 3.3m) (measured at maximum) Fitted wardrobes, double glazed window to front, carpet, radiator.



BEDROOM 2

11' 8" x 8' 4" (3.56m x 2.54m) Double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with electric shower over, double glazed opaque window to side, part tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

27' 0" x 13' 0" (8.23m x 3.96m) Laid to lawn, shed.

FRONT

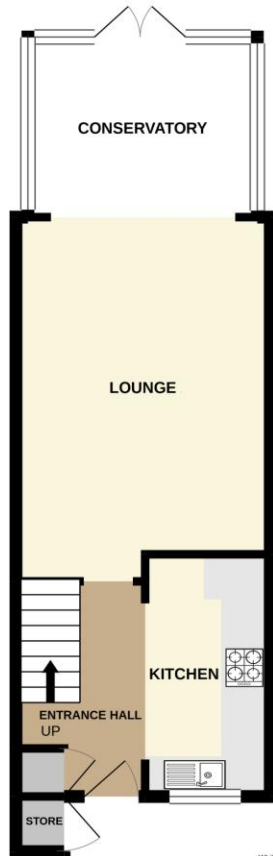
Laid to lawn, path to front door, covered entrance, allocated parking space to side.

DOUBLE GLAZING

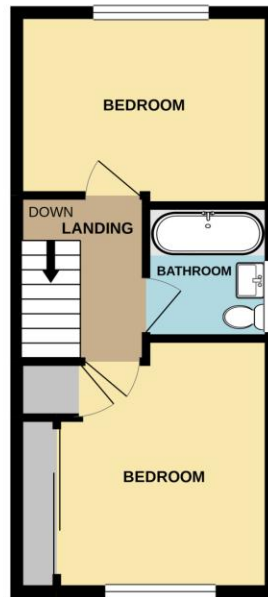
CENTRAL HEATING SYSTEM



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA - 719 sq.ft. (66.8 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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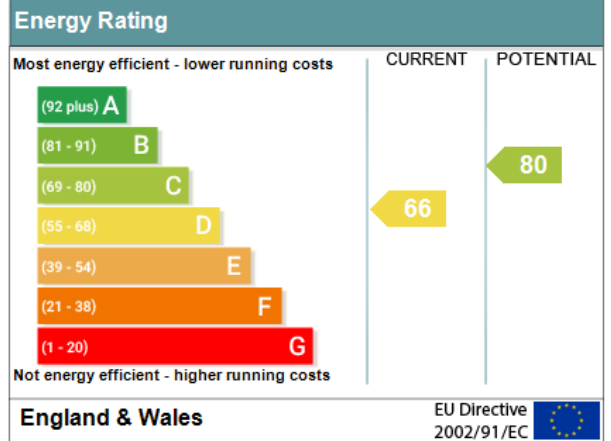
Other Information:

Council Tax Band: C

Construction: Standard

Tenure: Freehold

Address: 21 Wren Close, ORPINGTON, BR5 3NU
RRN: 5139-5720-7109-0282-0222



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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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