

# THOMAS BROWN

ESTATES



**11 Brockwell Close, Orpington, BR5 1RJ**

**Asking Price: £350,000**

- 2 Double Bedroom Mid Terraced House
- Well Located for Local Shops & Stations
- Sought After Location
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom terraced property being offered to the market with no forward chain, situated in the highly sought after Poverest area of Orpington, within walking distance to St. Mary Cray and Petts Wood Stations, local shops and sought after schools. The accommodation on offer comprises: entrance hall, lounge and kitchen/diner that spans the rear of the property to the ground floor. To the first floor are two double bedrooms (the master bedroom is large enough to split into two as many have done in the local area), bathroom and separate WC. Externally there is a rear garden mainly laid to lawn with side access and on road parking to the front. Brockwell Close is well located for local schools, shops, bus routes, and St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.





#### ENTRANCE HALL

Double glazed opaque door and double glazed opaque window to front, carpet, radiator.

#### LOUNGE

13' 1" x 11' 2" (3.99m x 3.4m) Double glazed window to front, carpet, radiator.

#### KITCHEN/DINER

16' 6" x 9' 5" (5.03m x 2.87m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, space for washing machine, space for fridge/freezer, understairs cupboard, double glazed window to rear, composite door to rear, vinyl flooring.



#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, loft access, carpet.

#### BEDROOM 1

18' 8" x 10' 9" (5.69m x 3.28m) (measured at maximum) Built in storage, two double glazed windows to front, carpet, radiator.

#### BEDROOM 2

11' 7" x 9' 8" (3.53m x 2.95m) (measured at maximum) Built in wardrobe, double glazed window to rear, carpet, radiator.



#### BATHROOM

Wash hand basin, bath with shower attachment, double glazed opaque window to rear, radiator.

#### SEPARATE WC

Low level WC, double glazed opaque window to rear, carpet.

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

42' 0" x 20' 0" (12.8m x 6.1m) Laid to lawn, side access.

#### FRONT GARDEN

Laid to lawn, path, covered entrance.

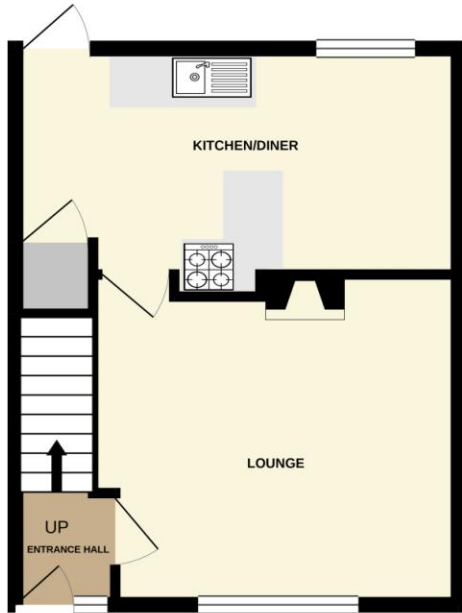
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

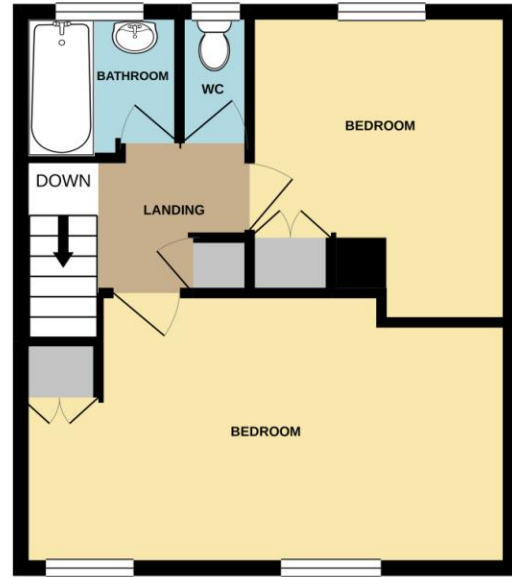
#### NO FORWARD CHAIN



GROUND FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.1 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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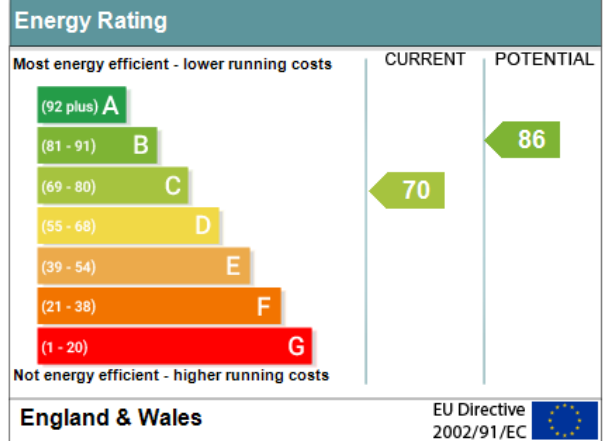
## Other Information:

**Council Tax Band:** C

**Construction:** Standard

**Tenure:** Freehold

**Address:** 11 Brockwell Close, ORPINGTON, BR5 1RJ  
**RRN:** 0190-0514-0122-0193-3993



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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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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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