

THOMAS BROWN

ESTATES



11 Kevington Close, Orpington, BR5 2NX **Asking Price: £475,000**

- 3 Double Bedroom Semi-Detached House
- Deceptively Spacious, Very Well Presented
- Fantastic Potential to Extend (STPP)
- Well Located for Local Amenities





Property Description

Thomas Brown Estates are delighted to offer this very well presented and deceptively spacious, purpose built larger style three double bedroom semi-detached property situated in a quiet close, boasting a larger than average rear garden and a convenient location for local amenities including walking distance to St. Mary Cray Station. Although the property already boasts a strong floor space there is fantastic potential to extend to the rear and side and/or into the loft space if required (STPP) as others have done in the location. The property on offer comprises: entrance hallway, lounge, dining room that leads to the conservatory, modern fitted kitchen and a utility room/WC to the ground floor. To the first floor are three double bedrooms and a family bathroom. Externally there is a large rear garden mainly laid to lawn with a patio area and on street parking to the front. Please note the owner has updated the property in recent years to include a new kitchen and bathroom, re-tiled the roof and refurbished the conservatory. Kevington 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.



ENTRANCE HALL

Composite opaque door to front, laminate flooring, radiator.

LOUNGE

12' 11" x 12' 9" (3.94m x 3.89m) Double glazed window to front, carpet, radiator.

DINING ROOM

12' 9" x 10' 9" (3.89m x 3.28m) Double glazed windows and double glazed French doors to conservatory, wood flooring, radiator.

KITCHEN

10' 7" x 10' 5" (3.23m x 3.18m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, tiled splashback, double glazed window to rear, wood effect flooring.



CONSERVATORY

Double glazed windows to three sides, double glazed French door to rear, tiled flooring.

UTILITY/WC

Low level WC, wash hand basin, space for washing machine, space for tumble dryer, opaque door to side, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Stairs: Double glazed window to side, carpet.

Landing: Airing cupboard, storage cupboard, double glazed window to front, laminate flooring.

BEDROOM 1

13' 3" x 12' 11" (4.04m x 3.94m) Double glazed window to rear, laminate flooring, radiator.



BEDROOM 2

12' 8" x 10' 2" (3.86m x 3.1m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

12' 11" x 9' 11" (3.94m x 3.02m) Double glazed window to front, laminate flooring, radiator.

BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

66' 0" x 48' 0" (20.12m x 14.63m) (measured at maximum) Patio area with restraidd to lawn, side access.

FRONT GARDEN

Low maintenance front, on road parking.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

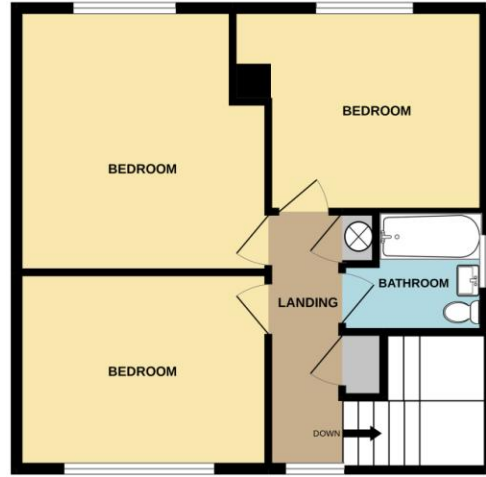
Please note that the property is believed to be of a type of concrete construction that is mortgageable and we recommend that you check with your mortgage broker or lender that it is suitable for their lending criteria.



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1179 sq.ft. (109.5 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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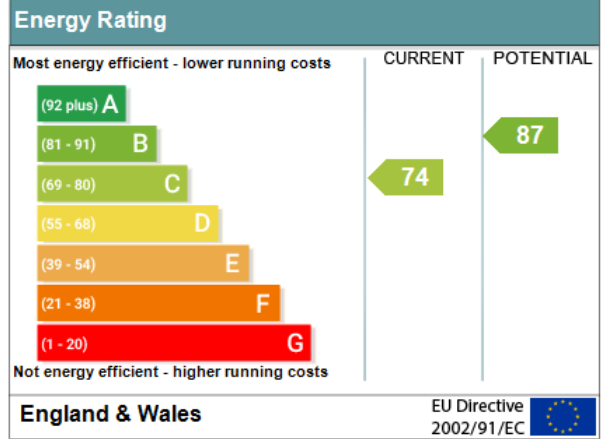
Other Information:

Council Tax Band: D

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Tenure: Freehold

Address: 11 Kevington Close, ORPINGTON, BR5 2NX
RRN: 0390-2130-0190-2722-2225



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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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