

THOMAS BROWN

ESTATES

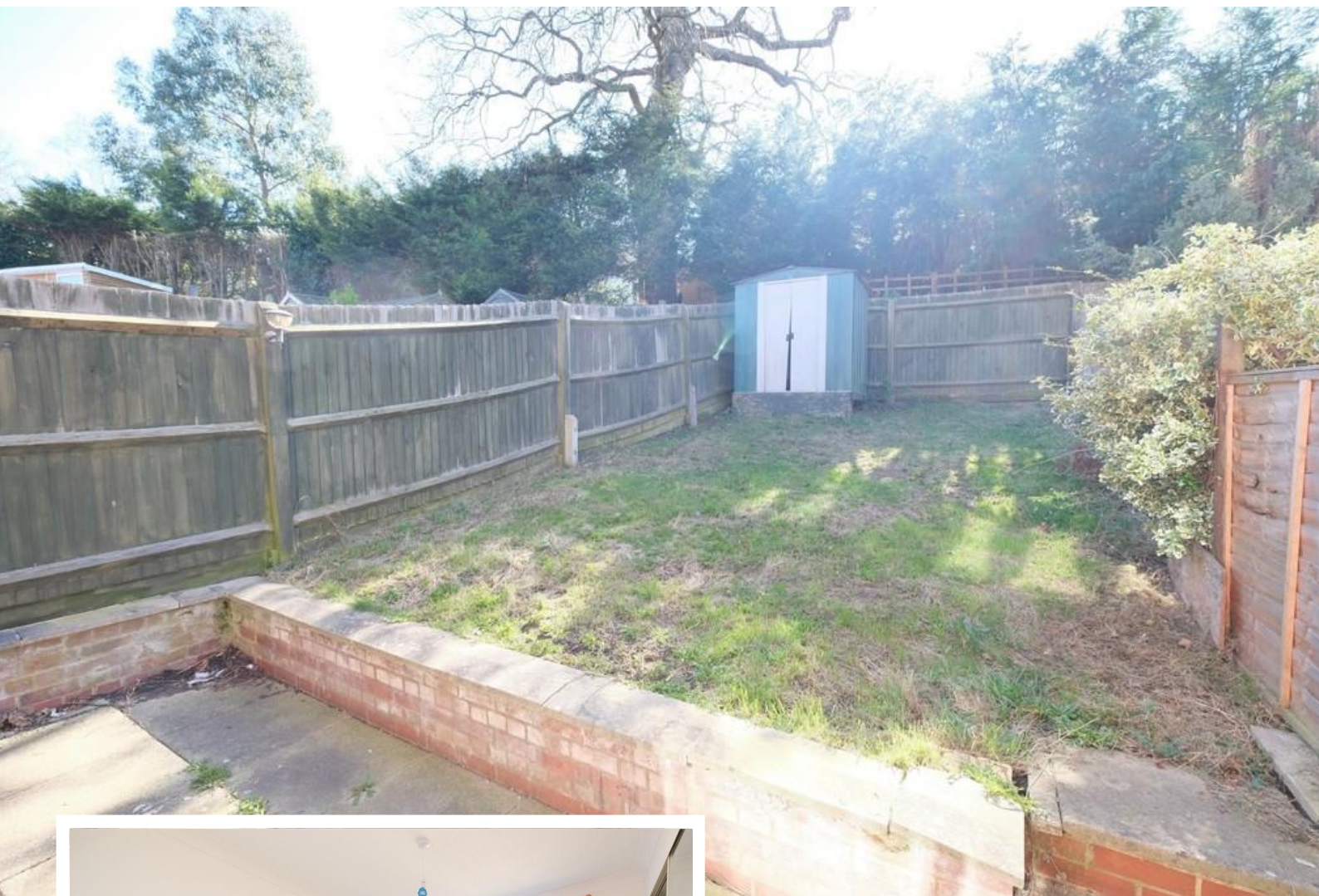


9 Barcombe Close, Orpington, BR5 2QD

Asking Price: £335,000

- 2 Bedroom End of Terrace House
- Well Located for Local Shops & St. Mary Cray Station
- Situated in a Quiet Development
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this two bedroom end of terrace property being offered to the market with no forward chain, situated in a quiet development boasting an allocated parking space, new carpets and has been recently decorated throughout. The accommodation comprises; entrance hall, modern fitted kitchen and lounge/dining room with sliding doors to the rear garden. To the first floor is a landing providing access to two bedrooms both with built in wardrobes and a family bathroom. Externally is a larger than average rear garden for the development with side access, perfect for alfresco dining and entertaining and a parking space in front of the property. Barcombe Close is very well located for St. Mary Cray Station, local schools, local shops and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Door to front, understairs storage cupboard, carpet, radiator.

LOUNGE/DINER

14' 4" x 11' 10" (4.37m x 3.61m) Double glazed sliding door to rear, carpet, radiator.

KITCHEN

10' 10" x 5' 8" (3.3m x 1.73m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated under counter fridge, integrated under counter freezer, space for washing machine, space for slimline dishwasher, tiled splashback, double glazed window to front, vinyl flooring.



STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.

BEDROOM 1

11' 5" x 8' 9" (3.48m x 2.67m) (measured to front of wardrobe) Built in wardrobe, double glazed window to front, laminate flooring, radiator.

BEDROOM 2

12' 1" x 6' 5" (3.68m x 1.96m) (measured to front of wardrobe) Built in wardrobe, double glazed window to rear, laminate flooring, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

36' 0" x 16' 0" (10.97m x 4.88m) Patio area with rest laid to lawn, side access.

FRONT GARDEN

Laid to lawn, path, covered entrance, storage cupboard.

ALLOCATED PARKING SPACE

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



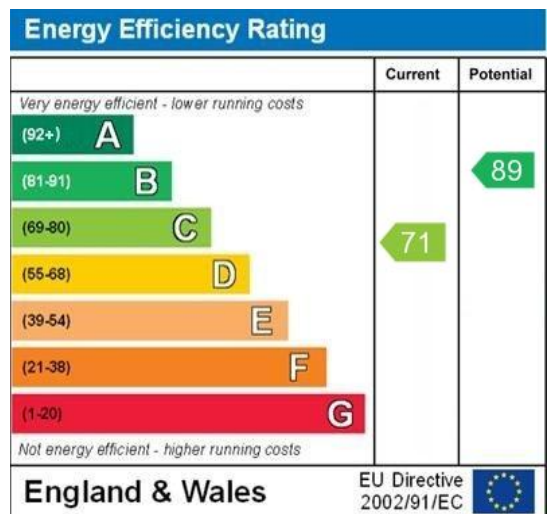


Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold



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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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