

THOMAS BROWN

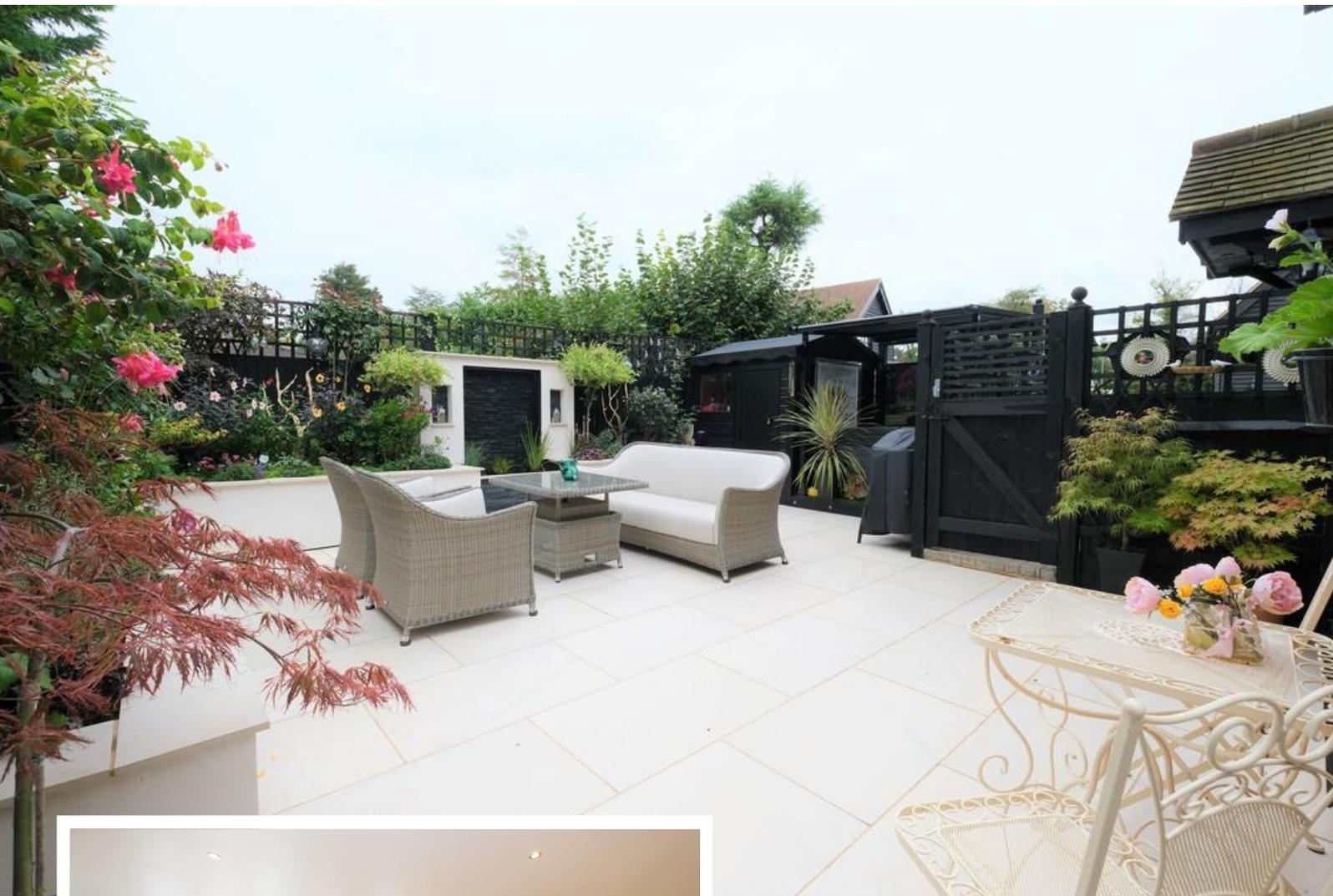
ESTATES



4 Alma Barn Mews, Orpington, BR6 7FE **Asking Price: £555,000**

- 3 Bedroom, 2 Bathroom Property
- Immaculately Presented
- Set Behind Electronic Gates
- Landscaped Garden





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, must view three bedroom two bathroom property, built in 2010/2011 and set behind electronic gates within an exclusive development of only eight properties. The accommodation comprises; entrance hall, open plan lounge/dining area with direct access to the garden, modern fitted kitchen and downstairs WC to the ground floor. To the first floor are three bedrooms with the master benefitting from an ensuite shower room, and a modern family bathroom. Externally the property has a wonderful landscaped garden perfect for alfresco dining and entertaining with water feature, Italian stone and raised flower beds, and parking for two vehicles. Please note that the property also boasts under floor heating to the ground floor, electric charging point, pressurised hot water system and is alarmed. Alma Barn Mews is well located for Orpington & St. Mary Cray Station, local schools, local shops and bus routes (including the R9 straight to Orpington Station). Internal viewing is highly recommended to appreciate the specification on offer and unique setting of the gated development. Please call Thomas Brown Estates to arrange an appointment to view.



FRONT

Electric gated development, parking for two vehicles, covered entrance.

ENTRANCE HALL

Door to side, intercom system for gates, wood effect flooring.

KITCHEN/LOUNGE/DINER

24' 05" x 18' 08" (7.44m x 5.69m) Range of matching wall and base units with granite worktops over, one and a half sink, integrated induction hob with extractor over, integrated oven, integrated microwave, integrated fridge/freezer, integrated washing machine, integrated dishwasher, tiled flooring, under stairs storage, double glazed French doors and windows to Garden, double glazed window to rear, wood effect flooring.



CLOAKROOM

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

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.

BEDROOM 1

12' 09" x 12' 02" (3.89m x 3.71m) (measurement not including wardrobes) Built in wardrobes, double glazed window to side, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower with Rainforest head and attachment, tiled walls, tiled flooring, heated towel rail.



BEDROOM 2

14' 01" x 9' 10" (4.29m x 3m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 06" x 7' 08" (2.59m x 2.34m) Double glazed window to side, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with Rainforest head over, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

27' 0" x 25' 0" (8.23m x 7.62m) Landscaped, Indian stone patio, water feature, side access, shed with power and light, space for hot tub, raised flowerbeds.

ADDITIONAL GARDEN

26' 0" x 5' 0" (7.92m x 1.52m) To rear.

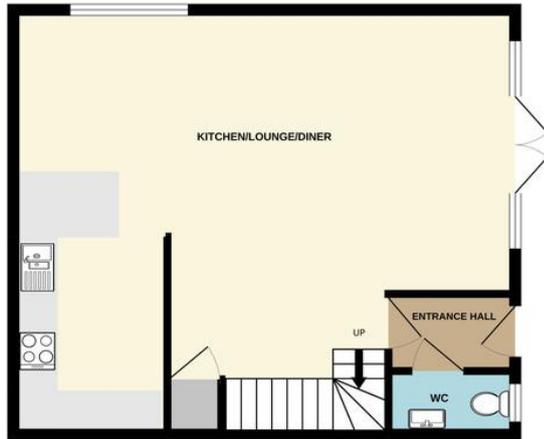
OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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:

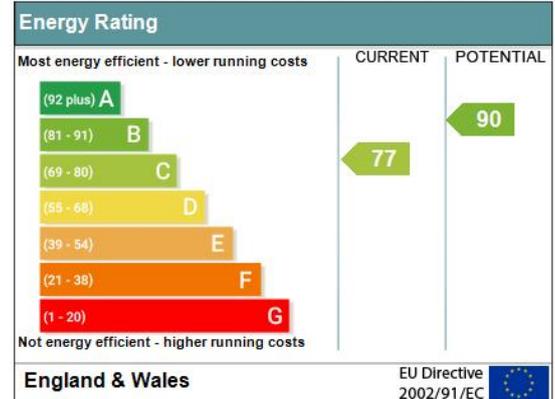
Council Tax Band: D

Construction: Standard

Tenure: Freehold

SERVICE CHARGE:
£600 PA (as advised by the Vendor).

Address: 4 Alma Barn Mews, ORPINGTON, BR6 7FE
RRN: 9310-2067-6200-2802-6005



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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