

THOMAS BROWN

ESTATES



14 Chestnut Close, Orpington, BR6 6LP

Asking Price: £470,000

- 3 Bedroom End of Terrace House
- No Forward Chain
- Fantastic Potential to Extend (STPP)
- Close to Chelsfield Station & Glentrammon Park





Property Description

Thomas Brown Estates are delighted to offer this three bedroom end of terrace property situated in the corner of a quiet close, being offered to the market with no forward chain and boasts the unique ability of extending to the side (20'-24' side plot), close proximity to Chelsfield Station, local schools and Glentrammon Park. The property comprises: entrance porch and hallway, fitted kitchen and a lounge/diner that spans the rear of the property with direct access to the garden. To the first floor are three bedrooms (all with fitted wardrobes) and a shower room. Externally there is a very well kept garden to the side and rear, integral garage and a driveway to the front. The property is well located for many sought after schools, Chelsfield Station and local shopping facilities which can be found in Green Street Green and Orpington Town Centre. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



FRONT

Driveway with restlaid to lawn, bin cupboard, mature shrubs.

ENTRANCE PORCH

Double glazed opaque door to side, double glazed window to side, utility cupboard with washing machine and dryer to remain.

ENTRANCE HALL

Opaque door to front, under stairs storage cupboard, laminate flooring, radiator.

LOUNGE/DINER

19' 02" x 11' 11" (5.84m x 3.63m) Double glazed French doors to rear, solid oak flooring, radiator and cover.

KITCHEN

13' 01" x 6' 11" (3.99m x 2.11m) Range of matching wall and base units with worktops over, ceramic sink and drainer, space for cooker to remain, space for fridge/freezer to remain, space for dishwasher to remain, central heating boiler, tiled splashback, double glazed window to front, laminate flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, airing cupboard, carpet.

BEDROOM 1

11' 11" x 10' 04" (3.63m x 3.15m) (measured at maximum) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 2

11' 10" x 8' 04" (3.61m x 2.54m) Fitted wardrobes, fitted dressing table, double glazed window to rear, carpet, radiator.

BEDROOM 3

10' 03" x 7' 0" (3.12m x 2.13m) Fitted wardrobe and bedroom furniture, double glazed window to front, carpet, radiator and cover.



SHOWER ROOM

Low level WC, wash hand basin, double shower, skylight, tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

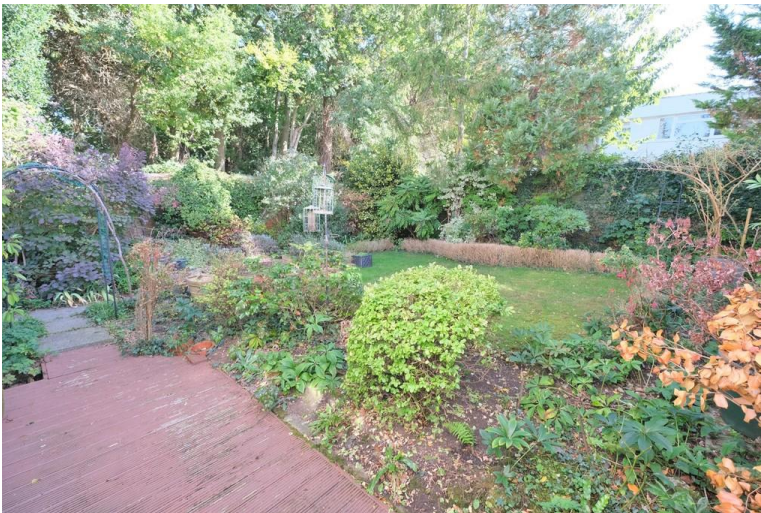
REAR GARDEN

40' 0" x 30' 0" (12.19m x 9.14m) Decked area with restlaid to lawn, mature shrubs and flowerbeds.

SIDE GARDEN/PLOT TO EXTEND

30' deep, (9.14 m) 24' at widest point (7.32 m), 20' 11" at narrowest point (6.38 m).

Mainly laid to lawn, greenhouse, side entrance, mature shrubs.



INTEGRAL GARAGE

16' 10" x 8' 0" (5.13m x 2.44m) Up and over door, power and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

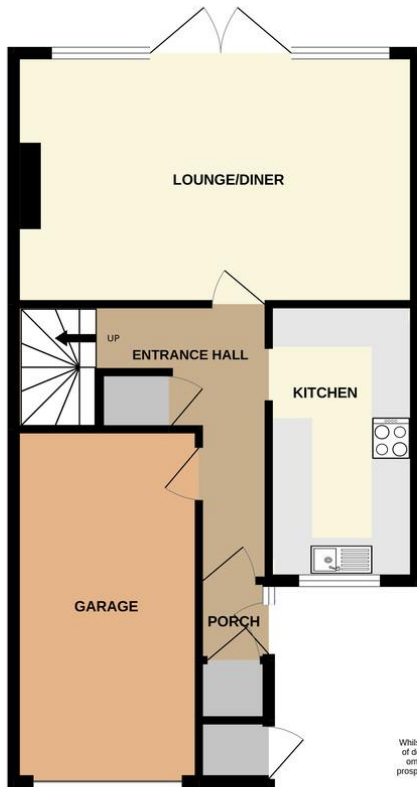
Worcester Bosch boiler with 10 year guarantee.

OFF STREET PARKING

NO FORWARD CHAIN



GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1010 sq.ft. (93.9 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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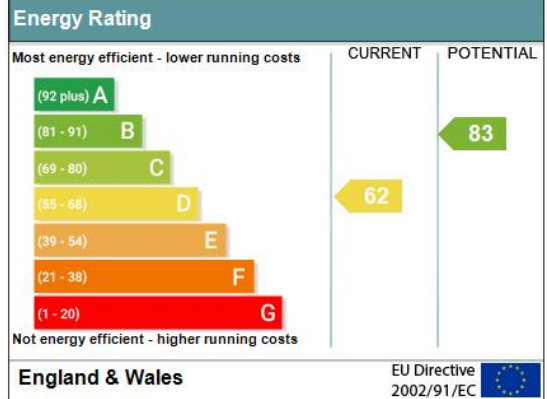
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 14 Chestnut Close, ORPINGTON, BR6 6LP
RRN: 0129-3920-9200-3442-8204



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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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