

THOMAS BROWN

ESTATES



11 Fuller Close, Orpington, BR6 6LA

Asking Price: £415,000

- 2 Double Bedroom End of Terrace House
- Surprisingly Spacious, Well Presented
- Off Street Parking & Integral Garage
- Close to Chelsfield Station & Glentrammon Park





Property Description

Thomas Brown Estates are delighted to offer this surprisingly spacious and well presented, two double bedroom end of terrace property boasting off street parking, integral garage, close proximity to Chelsfield Station, Warren Road Primary School, shops in Windsor Drive and Glentrammon Park. The property comprises: entrance porch and hallway, fitted kitchen, spacious lounge/diner with patio doors to a conservatory, and a WC to the ground floor. To the first floor are two double bedrooms and a family bathroom. Externally there is a well kept rear garden perfect for alfresco dining and entertaining with additional space for storage or otherwise in an integral garage to the side with off street parking in front of the garage. The property also benefits from double glazing and a central heating system. The property is situated on a quiet close, being very well located for many sought after schools, including Warren Road Primary (recently rated Outstanding February 2022) and Green Street Green Primary schools, Chelsfield Station and local shopping facilities can be found in Green Street Green and Orpington Town Centre. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed door to front, double glazed panels to front and side, coir carpet.

ENTRANCE HALL

Double glazed door to front, understairs storage, laminate flooring, radiator.

LOUNGE

18' 01" x 13' 02" (5.51m x 4.01m) Double glazed patio doors to conservatory, laminate flooring, radiator.

CONSERVATORY

12' 01" x 7' 10" (3.68m x 2.39m) Double glazed French doors to garden, double glazed panels to three sides, laminate flooring.



KITCHEN

12' 0" x 7' 0" (3.66m x 2.13m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, freestanding oven and hob with extractor over, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, double glazed window to front, vinyl flooring.

CLOAKROOM

Low level WC, wash hand basin in vanity unit, single glazed window to side, vinyl flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, storage cupboard, carpet.



BEDROOM 1

13' 0" x 11' 04" (3.96m x 3.45m) (measured to back of fitted wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 2

13' 02" x 11' 0" (4.01m x 3.35m) (narrowing to 9' 9") Built in storage, fitted shelving to remain, double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, pedestal wash hand basin, panel enclosed bath with shower over, skylight, tiled walls, vinyl flooring, radiator.

OTHER BENEFITS I INCLUDE:

GARAGE

16' 09" x 8' 0" (5.11m x 2.44m) Up and over door, space for dryer, power and light.

GARDEN

40' 0" x 20' 0" (12.19m x 6.1m) (approx.) (L shaped) Patio area, artificial lawn, rear gate, shed.

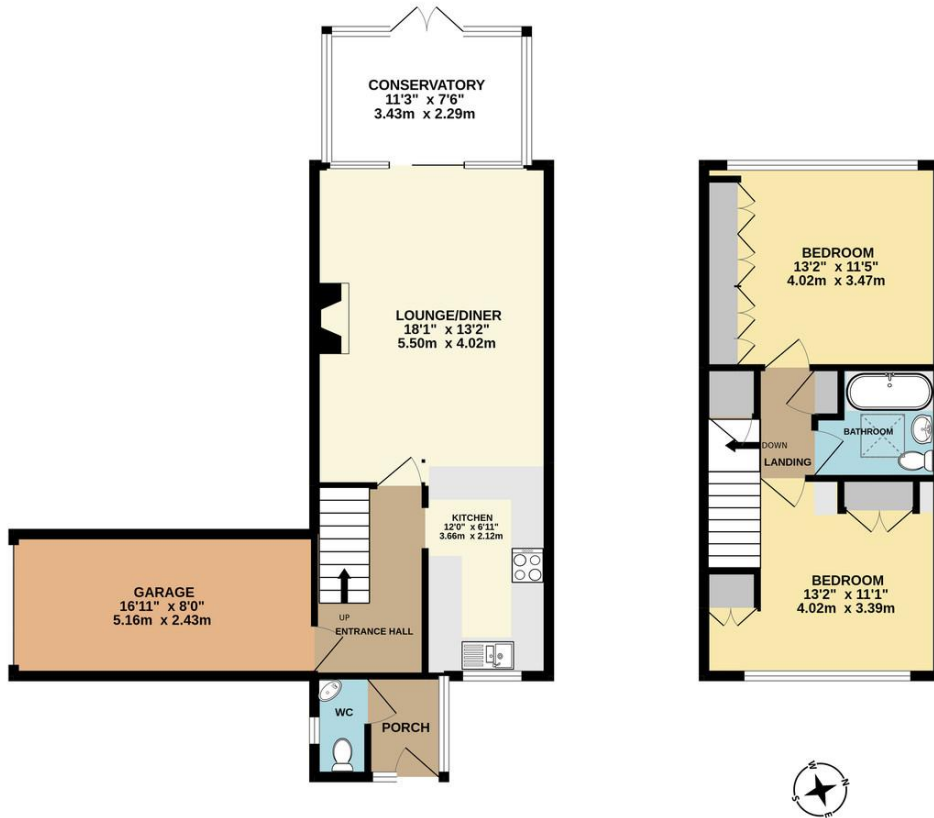
OFF STREET PARKING

CENTRAL HEATING SYSTEM



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 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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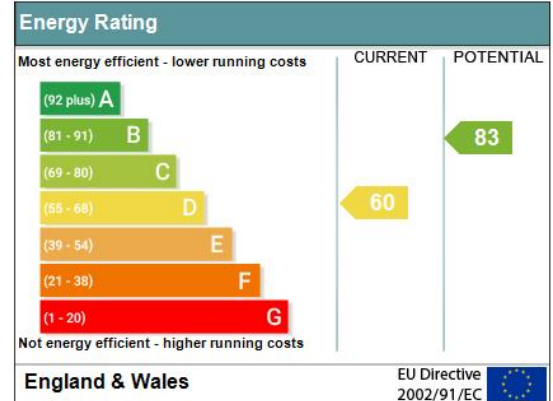
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 11 Fuller Close, ORPINGTON, BR6 6LA
RRN: 9330-2370-1200-2322-3171



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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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