

THOMAS BROWN

ESTATES



2 St. Margarets Close, Orpington, BR6 9EX **Asking Price: £575,000**

- 2 Bedroom Rear Extended Semi-Detached Bungalow
- Fantastic Potential to Extend Further (STPP)
- Very Well Presented, Quiet Close in South Orpington
- Close to Chelsfield & Orpington Stations





Property Description

Thomas Brown Estates are delighted to offer this very well presented, rear extended two bedroom semi detached bungalow situated on a sought after quiet close where properties rarely come to the market, located off of the ever desirable Charterhouse Road in South Orpington. Although boasting a strong floorspace already there is fantastic potential to extended further to the rear, to the side and/or into the loft space as others have done in the local area. The accommodation on offer comprises: entrance hallway, two bedrooms, spacious lounge leading to the conservatory, kitchen/breakfast room and a shower room. Externally there is a (approx.) 95' rear garden perfect for entertaining and alfresco dining and a driveway to the front/side for numerous vehicles. St. Margarets Close is well located for local schools, Orpington High Street, Orpington and Chelsfield Stations and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and accommodation on offer.



FRONT

Driveway, mature shrubs and flowerbeds.

ENTRANCE HALL

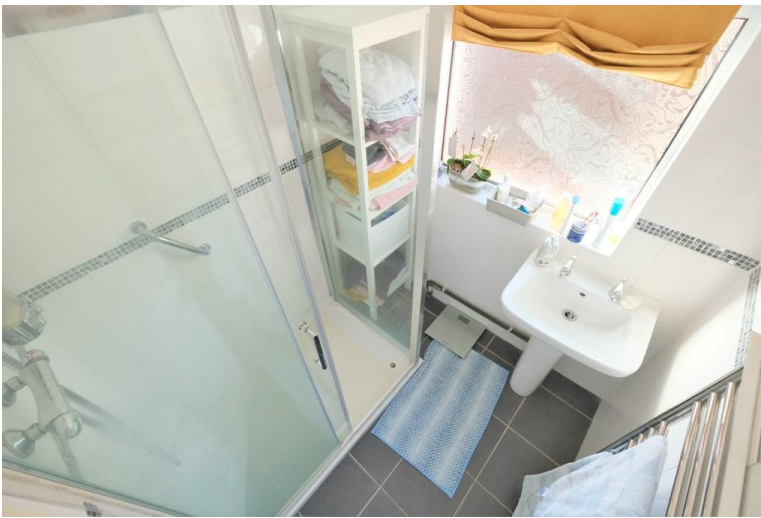
Opaque double glazed door to side, laminate flooring, radiator.

LOUNGE

17' 01" x 11' 06" (5.21m x 3.51m) Door to Conservatory, carpet, radiator.

CONSERVATORY

11' 02" x 10' 11" (3.4m x 3.33m) Brick base, double glazed door to side, double glazed windows to side and rear, tiled flooring.



KITCHEN/BREAKFAST ROOM

15' 09" x 8' 05" (4.8m x 2.57m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, extractor hood, integrated slimline dishwasher, space for cooker, space for fridge/freezer, space for washing machine, tiled splashback, space for table and chairs, opaque double glazed door to side, opaque window to side, double glazed window to rear, wood effect flooring, radiator.

BEDROOM 1

16' 05" x 11' 06" (5m x 3.51m) Double glazed window to front, carpet, radiator.

BEDROOM 2

8' 09" x 8' 06" (2.67m x 2.59m) Double glazed window to front, laminate flooring, radiator.



SHOWER ROOM

Wash hand basin, double shower cubicle, opaque double glazed window to side, tiled walls, tiled flooring, heated towel rail.

SEPARATE WC

Low level WC, opaque double glazed window to side, part tiled walls, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN

95' 0" (28.96m) (approx.) Paved garden, side access, green house, mature shrubs and flowerbeds.

GARAGE

16' 09" x 8' 03" (5.11m x 2.51m) Door to front, door to side, two windows to side, window to rear.

OFF STREET PARKING

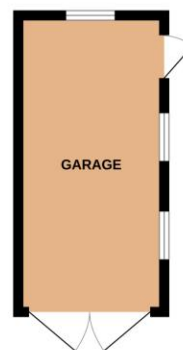
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.

OUTBUILDING
146 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix C0022

Other Information:

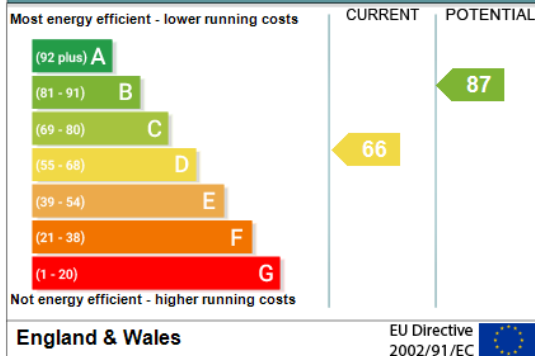
Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 2 St. Margarets Close, ORPINGTON, BR6 9EX
RRN: 2119-3921-1200-6602-6204

Energy Rating



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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES