

# THOMAS BROWN

ESTATES



## 10 Lapworth Close, Orpington, BR6 9BW **Asking Price: £575,000**

- 3 Bedroom Semi-Detached House
- Potential to Extend (STPP), Quiet Close
- Immaculately Presented, Recently Modernised
- Walking Distance to Goddington Park





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, recently modernised three bedroom semi-detached property situated in a quiet close of only fourteen properties, boasting off street parking for numerous vehicles and great potential to extend (STPP). This wonderful family home is being offered to the market with no forward chain and is located within an easy walk of the ever sought after Goddington Park. The property comprises: entrance hallway, living room and an open plan kitchen/diner that spans the rear of the property to the ground floor. To the first floor are three bedrooms and a family bathroom. The rear garden is mainly laid to lawn with mature flowerbeds and boasts a decked area (covered) that provides a fantastic alfresco dining area. Externally there is ample off street parking to the front, carport and a garage to the side/rear. STPP the property could be extended across the rear and/or into the loft space as many have done in the local area. Lapworth Close is well located for Goddington Park, local schools, Orpington High Street & Station and local bus routes. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the quality of location and specification on offer.





#### FRONT

Block paved driveway for numerous vehicles with rest laid to lawn, carport behind gates, access to garage.

#### ENTRANCE HALL

Opaque double glazed door to front, double glazed window to side, under stairs storage, vinyl flooring, radiator.

#### LOUNGE

15' 08" x 12' 03" (4.78m x 3.73m) Multi fuel burner, double glazed bay window to front, carpet, radiator.

#### KITCHEN/DINER

18' 07" x 11' 02" (5.66m x 3.4m) Range of matching wall and base units with solid wood worktops over, one and a half sink, extractor hood, integrated fridge, integrated washing machine, integrated dishwasher, space for cooker, breakfast bar, double glazed sliding door to rear, double glazed window to rear, vinyl flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

13' 0" x 9' 11" (3.96m x 3.02m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

10' 10" x 9' 11" (3.3m x 3.02m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

9' 03" x 8' 05" (2.82m x 2.57m) Double glazed window to front, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and attachment, two opaque double glazed windows to side, part tiled walls, tiled flooring, under floor heating, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

83 ' 0" (25.3m) Decked area with rest laid to lawn, glass covered gazebo, large shed, side access, mature shrubs, sunny aspect garden.



#### CARPORT

24' 02" x 8' 01" (7.37m x 2.46m) Gate to front.

#### GARAGE

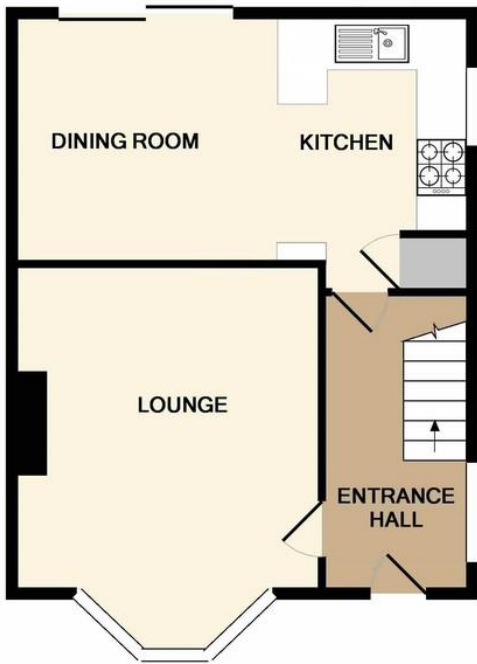
16' 05" x 8' 0" (5m x 2.44m) Up and over door, windows to sides.

#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



GROUND FLOOR  
APPROX. FLOOR  
AREA 427 SQ.FT.  
(39.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 417 SQ.FT.  
(38.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:** E

**Construction:** Standard

**Tenure:** Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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