

THOMAS BROWN

ESTATES



16 Tubbenden Close, Orpington, BR6 9RB Asking Price: £720,000

- Extended 3 Double Bedroom Detached House
- Well Located for Local Schools
- Close to Orpington Station
- Garage & Off Street Parking for Multiple Vehicles





Property Description

Thomas Brown Estates are delighted to offer this very well presented three double bedroom extended detached family home situated towards the end of a quiet close, yet boasts a central location for many local amenities such as Orpington Station, Tubbenden Primary School, Newstead Wood School and Darrick Wood Schools. Ideal for the London bound commuter, the accommodation on offer comprises: entrance hallway, lounge, kitchen/diner, conservatory and a WC to the ground floor. To the first floor there is a landing giving access to three double bedrooms and the family bathroom with separate bath and shower. Externally there are laid to lawn gardens to the front and rear, garage and a driveway for numerous vehicles to the front. Tubbenden Close is well located for local schools, shops, bus routes, Orpington High Street, and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



FRONT

Block paved drive with space for multiple vehicles, laid to lawn, flowerbeds.

ENTRANCE HALL

Double glazed opaque door to front, understairs cupboard, carpet, radiator.

LOUNGE

19' 8" x 14' 0" (5.99m x 4.27m) Double glazed window to front, double glazed sliding door to conservatory, carpet, two radiators.

KITCHEN/DINER

18' 7" x 12' 7" (5.66m x 3.84m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated electric hob with extractor over, space for washing machine, space for fridge/freezer, space for table and chairs, double glazed window to side, French doors to conservatory, double glazed sliding door to lean to, vinyl flooring, underfloor heating.

CONSERVATORY

13' 10" x 11' 3" (4.22m x 3.43m) Brick base, double glazed French doors to rear, double glazed windows to sides and rear, tiled flooring.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to front, vinyl flooring, tiled walls, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet.

BEDROOM

11' 2" x 10' 0" (3.4m x 3.05m) Double glazed window to front, carpet, radiator.



BEDROOM

12' 8" x 9' 2" (3.86m x 2.79m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM

11' 11" x 9' 2" (3.63m x 2.79m) Double glazed window to rear, carpet, radiator.



BATHROOM

9' 11" x 8' 1" (3.02m x 2.46m) Low level WC, wash hand basin in vanity unit, bath with shower attachment, shower cubicle with rainforest head and attachment, double glazed opaque windows to front and side, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

37' 0" x 28' 0" (11.28m x 8.53m) Patio area with rest laid to lawn, mature flower bed.

GARAGE

16' 1" x 8' 1" (4.9m x 2.46m) Up and over door, door to side.

OFF STREET PARKING

Space for multiple vehicles.

CAVITY WALL INSULATION

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR

1ST FLOOR



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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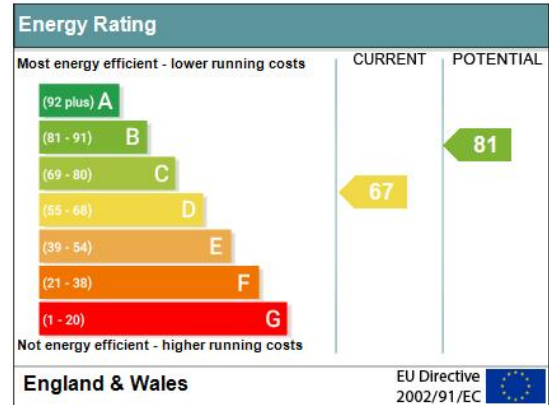
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 16 Tubbenden Close, ORPINGTON, BR6 9RB
RRN: 9476-3024-0202-7807-0200



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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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