

THOMAS BROWN

ESTATES



15 Gardiner Close, Orpington, BR5 3HW **Asking Price: £420,000**

- 3 Bedroom Mid-Terrace House
- 17'4 x 16'11 Lounge, Deceptively Spacious
- Immaculately Presented
- Modern Fitted Kitchen, Newly Fitted Shower Room





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and deceptively spacious three bedroom terraced property boasting a landscaped rear garden and drive to the front, situated in a sought after quiet close that must be viewed to fully appreciate what this property has to offer. The accommodation comprises: entrance hall, 17'4x16'11 lounge, dining room, modern fitted kitchen and a WC to the ground floor. To the first floor are three bedrooms including two good size doubles and a recently installed shower room with Aqualisa shower. Externally there is a low maintenance landscaped rear garden perfect for entertaining and a driveway to the front. Gardiner Close is well located for St. Mary Cray station, local bus routes, shops, schools, golf course & local health clubs. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and specification on offer.



FRONT
Driveway.

ENTRANCE HALL
Composite door to front, laminate flooring.

LOUNGE
17' 04" x 16' 11" (5.28m x 5.16m) (measured at maximum)
Double glazed window to front, laminate flooring, two radiators.

KITCHEN
9' 10" x 7' 06" (3m x 2.29m) Range of matching wall and base units with worktops over, sink and drainer, integrated gas hob with extractor over, integrated oven, integrated washing machine space for fridge/freezer, space for dryer, double glazed door to rear, wood effect flooring.

DINING ROOM
9' 11" x 8' 10" (3.02m x 2.69m) Double glazed French doors to rear, laminate flooring, radiator.

CLOAKROOM
Low level WC, wash hand basin, opaque double glazed window to front, part tiled walls, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING
Carpet.

BEDROOM 1
12' 10" x 9' 09" (3.91m x 2.97m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2
12' 07" x 8' 08" (3.84m x 2.64m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3
9' 04" x 7' 11" (2.84m x 2.41m) Double glazed window to rear, carpet, radiator.

SHOWER ROOM
Low level WC, wash hand basin in vanity unit, Aqualisa shower with Rainforest head and attachment, opaque double glazed window to front, tiled walls, vinyl flooring.

OTHER BENEFITS I INCLUDE:

GARDEN
32' 0" x 18' 0" (9.75m x 5.49m) Landscaped, patio area, artificial lawn, rear access.

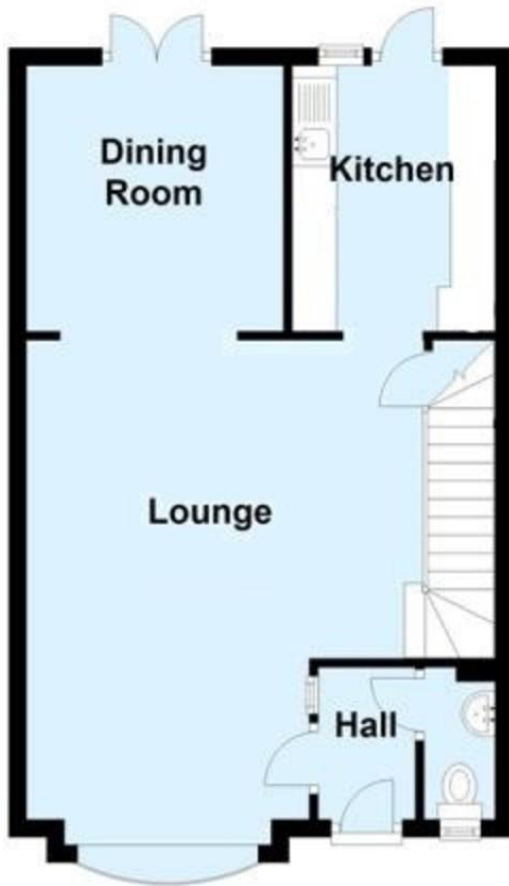
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

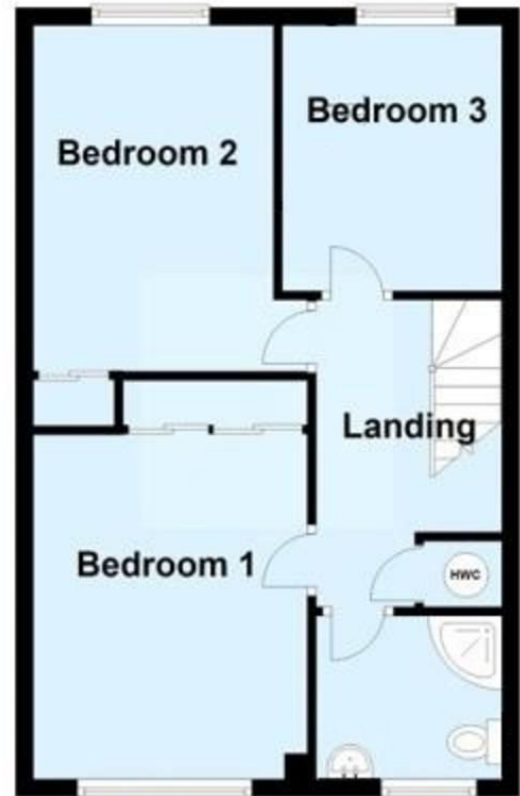
OFF STREET PARKING



Ground Floor



First Floor



Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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