

# THOMAS BROWN

ESTATES



**12 Benedict Close, Orpington, BR6 9TU** **Guide: £700,000-£720,000**

- 3 Bedroom Detached House
- Deceptively Spacious, Recently Modernised
- Fantastic 27'6x27' Kitchen/Family Room
- Close to Orpington Station & Local Schools







## Property Description

GUIDE PRICE £700,000-720,000. Thomas Brown Estates are delighted to offer this deceptively spacious, recently modernised throughout, double storey side and single storey rear extended three bedroom detached house situated on a quiet close, boasting a fantastic 27'6x27' kitchen/family room, close proximity to many local schools and Orpington Station. The accommodation is being offered to the market with no forward chain and comprises; entrance hallway, open plan kitchen/family room with bi-fold doors to the rear garden, reception room/potential bedroom four, utility room and a WC to the ground floor. To the first floor there is a landing giving access to three bedrooms and the family bathroom. Externally there is a well maintained rear garden perfect for entertaining and a drive to the front. Please note there is potential to convert the original kitchen located at the front of the property into an additional reception room or second bathroom. Benedict Close Road is well located for Orpington High Street and Station, local schools and bus routes. Please call Thomas Brown Estates to arrange a viewing to fully appreciate the quality of location and specification on offer.



#### ENTRANCE HALL

Wooden door to front, laminate flooring.

#### KITCHEN/DINER/LOUNGE

27' 06" x 27' 0" (8.38m x 8.23m) (measured to longest and widest points) Range of matching wall and base units with worktops over, composite sink with mixer tap, integrated hob with extractor over, integrated double oven, integrated fridge/freezer, integrated dishwasher, central island, bi-fold doors to garden, three Velux windows, laminate flooring, four radiators.

#### RECEPTION ROOM 2/POTENTIAL BEDROOM 4

11' 07" x 11' 02" (3.53m x 3.4m) (L shaped) Double glazed window to front, carpet, radiator.



#### RECEPTION ROOM 3/POTENTIAL SECOND BATHROOM

13' 0" x 6' 08" (3.96m x 2.03m) Range of matching wall and base units with worktops over, double glazed window to front, laminate flooring, radiator.

#### UTILITY ROOM

6' 04" x 6' 03" (1.93m x 1.91m) Range of matching wall and base units with worktops over, space for freezer, light tube, extractor fan.

#### CLOAKROOM

Low level WC, wash hand basin in vanity unit, laminate flooring, radiator, extractor.

#### STAIRS TO FIRST FLOOR LANDING

Loft access, airing cupboard, central heating boiler, glass panel to side, carpet.



#### BEDROOM 1

12' 09" x 9' 05" (3.89m x 2.87m) Built in storage, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

12' 06" x 11' 07" (3.81m x 3.53m) Double glazed window to front, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

12' 09" x 6' 06" (3.89m x 1.98m) Built in storage, double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, panel enclose bath with shower over, double glazed window to front, tiled walls, laminate flooring, heated towel rail.



#### OTHER BENEFITS I INCLUDE:

#### GARDEN

30' 0" x 30' 0" (9.14m x 9.14m) Mainly laid to lawn, side access, water feature and pond, shed.

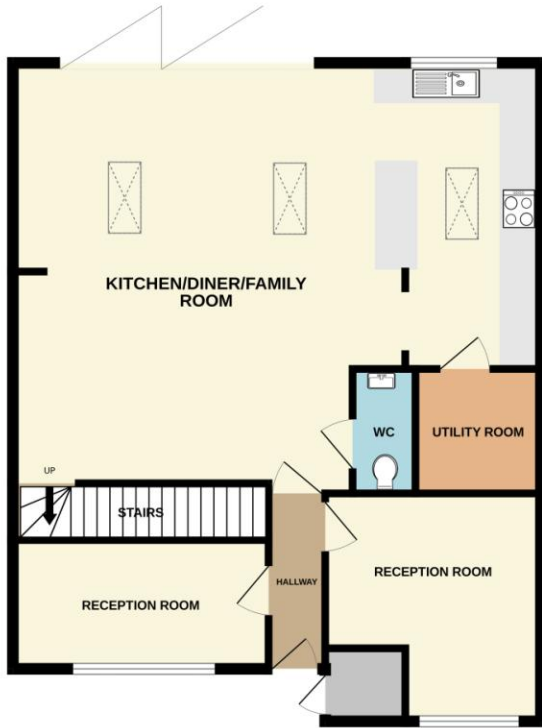
#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### VERY GOOD CONDITION THROUGHOUT

GROUND FLOOR  
855 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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



## 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>		<b>84</b>
(69-80)	<b>C</b>	<b>75</b>	
(55-68)	<b>D</b>		
(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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