

THOMAS BROWN

ESTATES



6 Harvel Close, Orpington, BR5 2QQ

Asking Price: £350,000

- 2 Double Bedroom Mid-Terrace House
- Very Well Presented, Quiet Close
- Boasting 2 Allocated Parking Spaces
- Well Located for St. Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this very well presented two double bedroom terrace property situated in a small close of just seven properties boasting two parking spaces and situated within easy walking distance to St. Mary Cray Station, local shops and playing fields. The accommodation on offer comprises; entrance hall, modern fitted kitchen and lounge/dining room with direct access to the rear garden. To the first floor is a landing providing access to two double bedrooms and a family bathroom. Externally is a well presented rear garden perfect for alfresco dining and entertaining, and two parking spaces to the front/side. Harvel Close is very well located for St. Mary Cray Station, local schools, local shops and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view, to fully appreciate the quality of specification and location on offer.



FRONT

Pathway to front door, garden.

ENTRANCE HALL

Door to front, storage cupboard, laminate flooring, radiator.

LOUNGE/DINER

16' 07" x 11' 07" (5.05m x 3.53m) Double glazed French doors to rear, laminate flooring, two radiators.

KITCHEN

10' 09" x 5' 08" (3.28m x 1.73m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven, space for washing machine, space for fridge/freezer, tiled splashback, double glazed window to front, laminate flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 07" x 10' 10" (3.53m x 3.3m) (measured at maximum) Airing cupboard, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 07" x 8' 04" (3.53m x 2.54m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

42' 0" x 13' 0" (12.8m x 3.96m) Patio area with rest laid to lawn, mature shrubs.

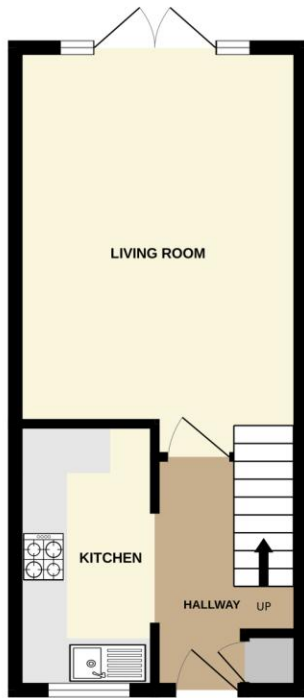
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

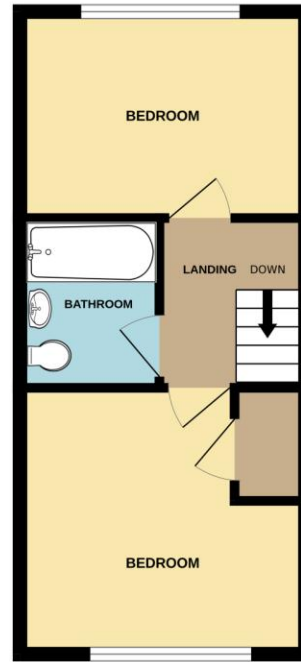
OFF STREET PARKING



GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA - 605 sq.ft. (56.2 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 as to their operability or efficiency can be given.
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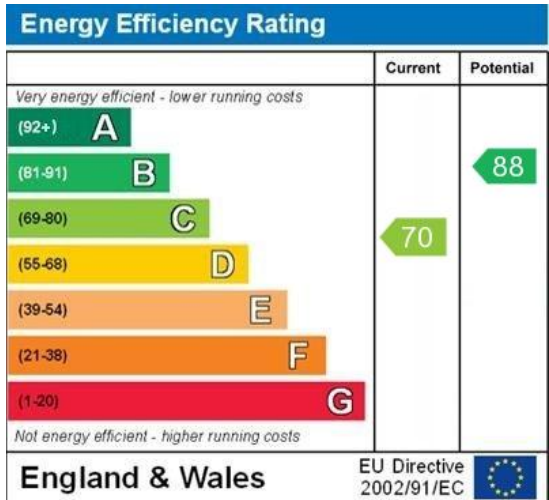


Other Information:

Council Tax Band: C

Construction: Standard

Tenure: Freehold



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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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