



14 Porthallow Close, Orpington, BR6 9XU

Asking Price: £475,000

- 2 Double Bedroom, 2 Bathroom End of Terrace House
- 25'x9' Side Plot, Two Allocated Parking Spaces
- No Forward Chain
- Ever Popular Maples Development





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom two bathroom end of terrace property boasting a 25'x9' side plot and is being offered to the market with no forward chain, situated on the ever popular Maples Development, boasting walking distance to Orpington Station. The property comprises; entrance hall, open plan lounge/dining room, modern fitted kitchen and WC to the ground floor. To the first floor are two double bedrooms, one with an ensuite shower room, and a family bathroom. Externally, the property boasts two parking spaces and a well presented rear garden mainly laid to lawn. Porthallow Close is well located for local schools including Warren Road Primary, shops, bus routes and Orpington mainline station. Internal viewing is highly recommended to fully appreciate the quality of property on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



FRONT

Two allocated parking spaces, pathway with rest laid to lawn.

ENTRANCE HALL

Door to front, storage cupboard, carpet.

LOUNGE/DINER

17' 05" x 12' 08" (5.31m x 3.86m) Double glazed French doors to rear, carpet, two radiators.

KITCHEN

9' 10" x 5' 09" (3m x 1.75m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob, integrated oven, space for fridge/freezer, space for washing machine, space for slimline dishwasher, double glazed window to front, vinyl flooring.

CLOAKROOM

Low level WC, wash hand basin, vinyl flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 10" x 10' 01" (3.61m x 3.07m) (measurement not including wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, shower, opaque double glazed window to side, vinyl flooring, radiator.



BEDROOM 2

12' 08" x 8' 04" (3.86m x 2.54m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, opaque double glazed window to side, vinyl flooring.



OTHER BENEFITS I INCLUDE:

GARDEN

38' 0" x 23' 06" (11.58m x 7.16m) Patio area with rest laid to lawn, side access.

SIDE PLOT

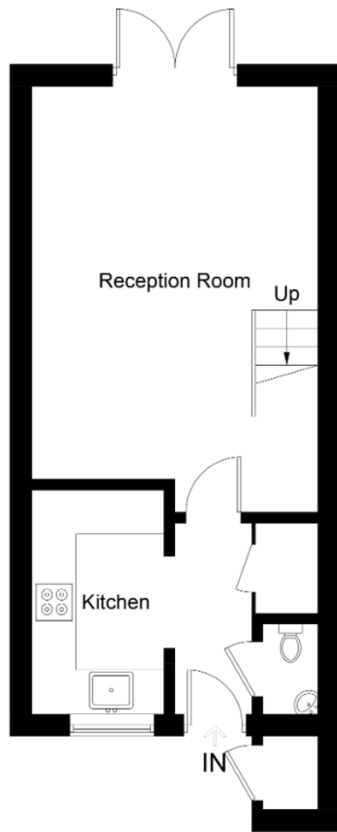
25' 07" x 9' 05" (7.8m x 2.87m)
OFF STREET PARKING

DOUBLE GLAZING

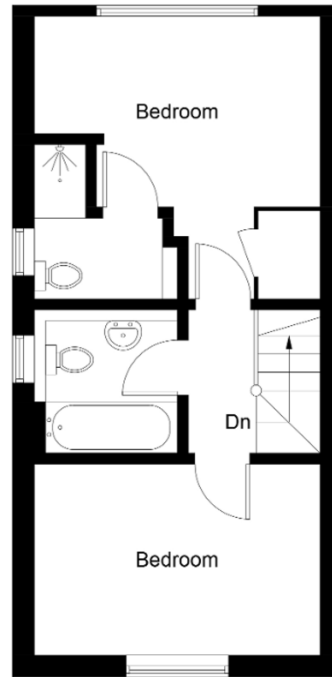
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planpix



Construction: Standard
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	70	
(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	

WWW.EPC4U.COM

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

