

# THOMAS BROWN

ESTATES



**6 Palewell Close, Orpington, BR5 3BX**

**Asking Price: £380,000**

- 3 Bedroom End Terraced House
- Large L-shaped Garden
- Kitchen/Diner
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom end of terrace property being offered to the market with no forward chain, fantastic potential to extend (STPP) and is situated in a sought after close within easy access to local amenities, boasting one of, if not the largest garden on the road. The accommodation on offer comprises: entrance hall, lounge, kitchen/diner that spans the rear of the property and a covered side entrance to the ground floor. To the first floor are three bedrooms and the family bathroom. Externally there is a large corner plot garden mostly laid to lawn and on road parking to the front. STPP there is fantastic potential to extend to the rear and side and/or convert the loft space. Palewell Close is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.





#### FRONT

On road parking to front, partly laid to lawn with gravel.

#### ENTRANCE HALL

Double glazed door to front, vinyl flooring, radiator.

#### LOUNGE

13' 0" x 12' 4" (3.96m x 3.76m) Double glazed window to front, vinyl flooring, radiator.

#### KITCHEN

16' 11" x 9' 4" (5.16m x 2.84m) Range of matching wall and base units with worktops over, breakfast bar, one and a half bowl stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, space for fridge/freezer, space for washing machine, understairs storage cupboard, two double glazed windows to rear, covered side access, vinyl flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, two double glazed opaque windows to rear, tiled walls, tiled flooring, radiator.



#### BEDROOM 1

12' 6" x 10' 9" (3.81m x 3.28m) Painted floorboards, double glazed window to front, radiator.

#### BEDROOM 2

11' 6" x 9' 9" (3.51m x 2.97m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

7' 8" x 6' 0" (2.34m x 1.83m) Built in cupboard, double glazed window to front, carpet, radiator.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

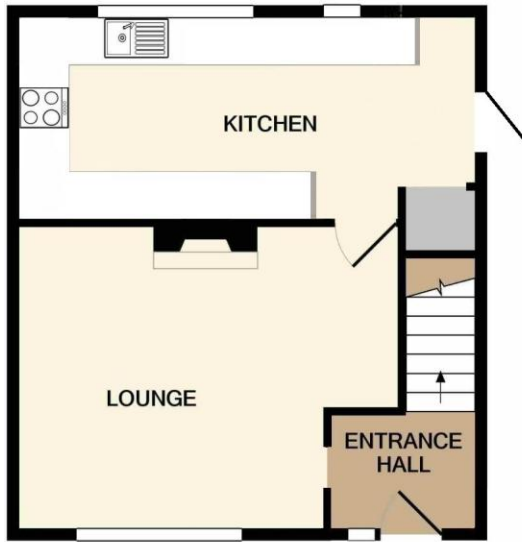
55' 0" x 53' 0" (16.76m x 16.15m) (L shaped - measured at maximum). Laid to lawn.

#### DOUBLE GLAZING

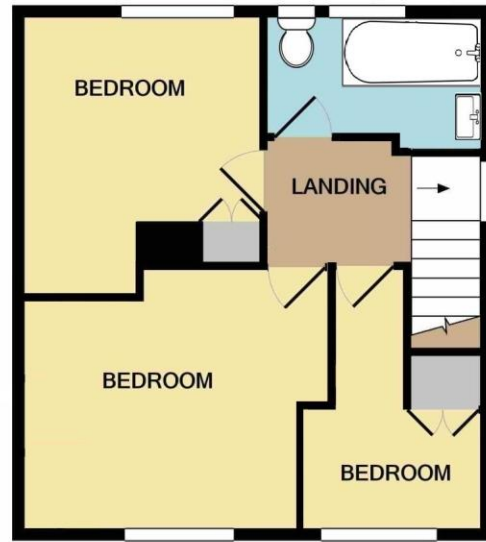
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





GROUND FLOOR



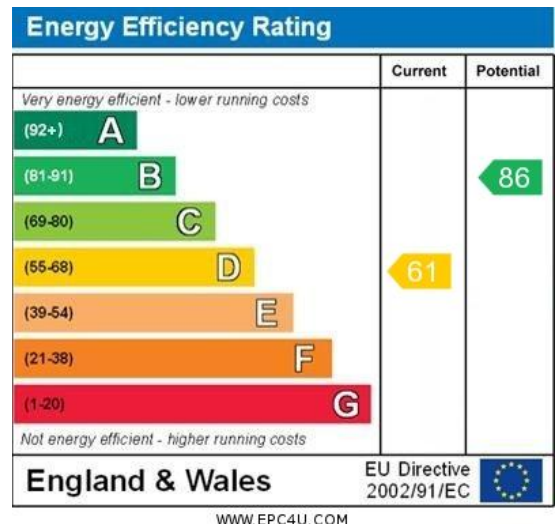
1ST FLOOR

**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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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

