

THOMAS BROWN

ESTATES



14 Barcombe Close, Orpington, BR5 2QD

Asking Price: £365,000

- Two Bedroom Extended End Of Terraced House
- Well Located for St Mary Cray Station
- Allocated Parking, Conservatory
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this two bedroom, rear extended end of terrace property situated in a quiet development boasting an allocated parking space and easy access to many local amenities. The accommodation comprises; entrance hall, fitted kitchen, lounge/dining room and a conservatory to the ground floor. To the first floor is a landing providing access to two bedrooms and a family bathroom. Externally is a landscaped low maintenance rear garden with side access, perfect for alfresco dining and entertaining, and a parking space to the side of the property. Barcombe 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.



FRONT

Path to front door, covered entrance, cupboard, laid to lawn, parking space to side next to garden.

ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

KITCHEN

10' 9" x 5' 4" (3.28m x 1.63m) Range of matching wall and base units with worktops over, stainless steel sink, integrated oven, electric hob with extractor over, undercounter fridge, undercounter freezer, slimline dishwasher, space for washing machine, double glazed window to front, tiled splashback, tile effect flooring.

LOUNGE/DINER

12' 1" x 11' 4" (3.68m x 3.45m) Double glazed sliding door to conservatory, carpet, under floor heating, radiator.

CONSERVATORY

11' 2" x 9' 10" (3.4m x 3m) Brick base, double glazed windows to side and rear, double glazed French doors to side, built-in seating, tiled flooring, radiator.

BEDROOM 1

11' 5" x 8' 1" (3.48m x 2.46m) (not inc wardrobes) Built in wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

7' 10" x 5' 10" (2.39m x 1.78m) Double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

34' 0" x 21' 0" (10.36m x 6.4m) (measured from side gate). (17'10" x 21'0" from conservatory). Landscaped, paved with mature shrubs, side access.

ALLOCATED PARKING

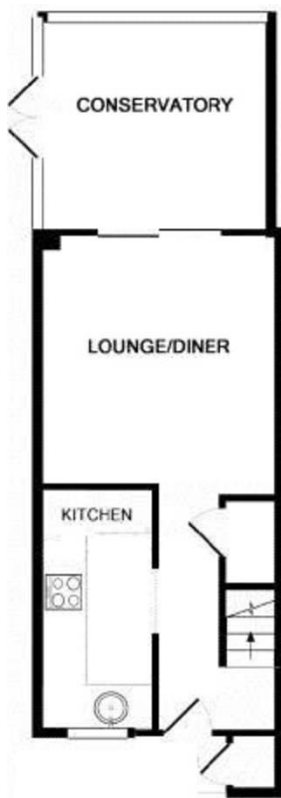
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

SERVICE CHARGE: £320.17 PER ANNUM (AS ADVISED BY VENDOR)





GROUND FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 255 SQ.FT.
(23.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

There is a service charge for the maintenance of the private road - £320.17 per annum (as advised by vendor).

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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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