

# THOMAS BROWN

ESTATES



**15 Yeovil Close, Orpington, BR6 8BT**

**Asking Price: £565,000**

- 3 Bedroom Extended Semi-Detached House
- Potential to Extend Further (STPP)
- Well Located for Local Schools & Orpington Station
- No Forward Chain, Quiet Close





## Property Description

Thomas Brown Estates are delighted to offer this extended three bedroom semi-detached property, being offered to the market with no forward chain and located towards the end of a quiet no through road, located within a short walk of Orpington Station & close to many sought after local schools including Crofton Primary School, Darrick Wood and Newstead School for girls. This must view property comprises: entrance hallway, lounge, dining room and extended kitchen to the ground floor. To the first floor are three bedrooms (two being doubles) and a family bathroom with separate WC. Externally there is a drive to the front, garage to the side and a large 105' rear garden. The property does require modernisation throughout but boasts a new combi boiler and new fascias and guttering. STPP the property boasts fantastic potential to extend further to the rear, to the side and/or convert the loft space as many have done in the local area. Yeovil Close is very well located for local schools including Darrick Wood, Petts Wood & Orpington Stations as well as both High Streets and local bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



#### ENTRANCE HALL

Door to front, double glazed window to side, carpet, radiator.

#### LOUNGE

14' 0" x 11' 5" (4.27m x 3.48m) Double glazed window to front, carpet, radiator.

#### DINING ROOM

14' 9" x 11' 4" (4.5m x 3.45m) Double glazed sliding door to rear, carpet, radiator.

#### KITCHEN/BREAKFAST ROOM

20' 1" x 7' 8" (6.12m x 2.34m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window to side and rear, door to side, laminate flooring, two radiators.



#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

13' 4" x 11' 6" (4.06m x 3.51m) Built in wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

14' 6" x 10' 11" (4.42m x 3.33m) Built in wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 3

8' 5" x 5' 11" (2.57m x 1.8m) Double glazed window to front, carpet, radiator.



#### BATHROOM

Wash hand basin, bath with shower attachment, double glazed opaque window to rear, part tiled walls, carpet, radiator.

#### SEPARATE WC

Low level WC, double glazed opaque window to side, carpet, radiator.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

105' 0" (32m)

#### OFF STREET PARKING/FRONT GARDEN

Drive, laid to lawn, mature flowerbeds.

#### GARAGE

21' 8" x 7' 10" (6.6m x 2.39m) Up and over door to front, door to rear, power and light.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

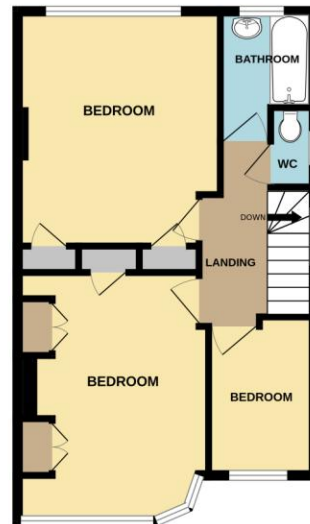
#### NO FORWARD CHAIN



GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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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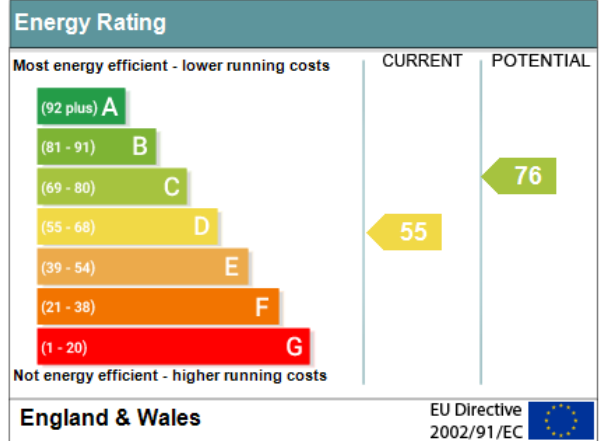
## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

**Address:** 15 Yeovil Close, ORPINGTON, BR6 8BT  
**RRN:** 2559-3030-3201-9177-4200



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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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285 High Street  
Orpington  
Kent  
BR6 0NN

[www.thomasbrownestates.co.uk](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

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

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