

# THOMAS BROWN

ESTATES



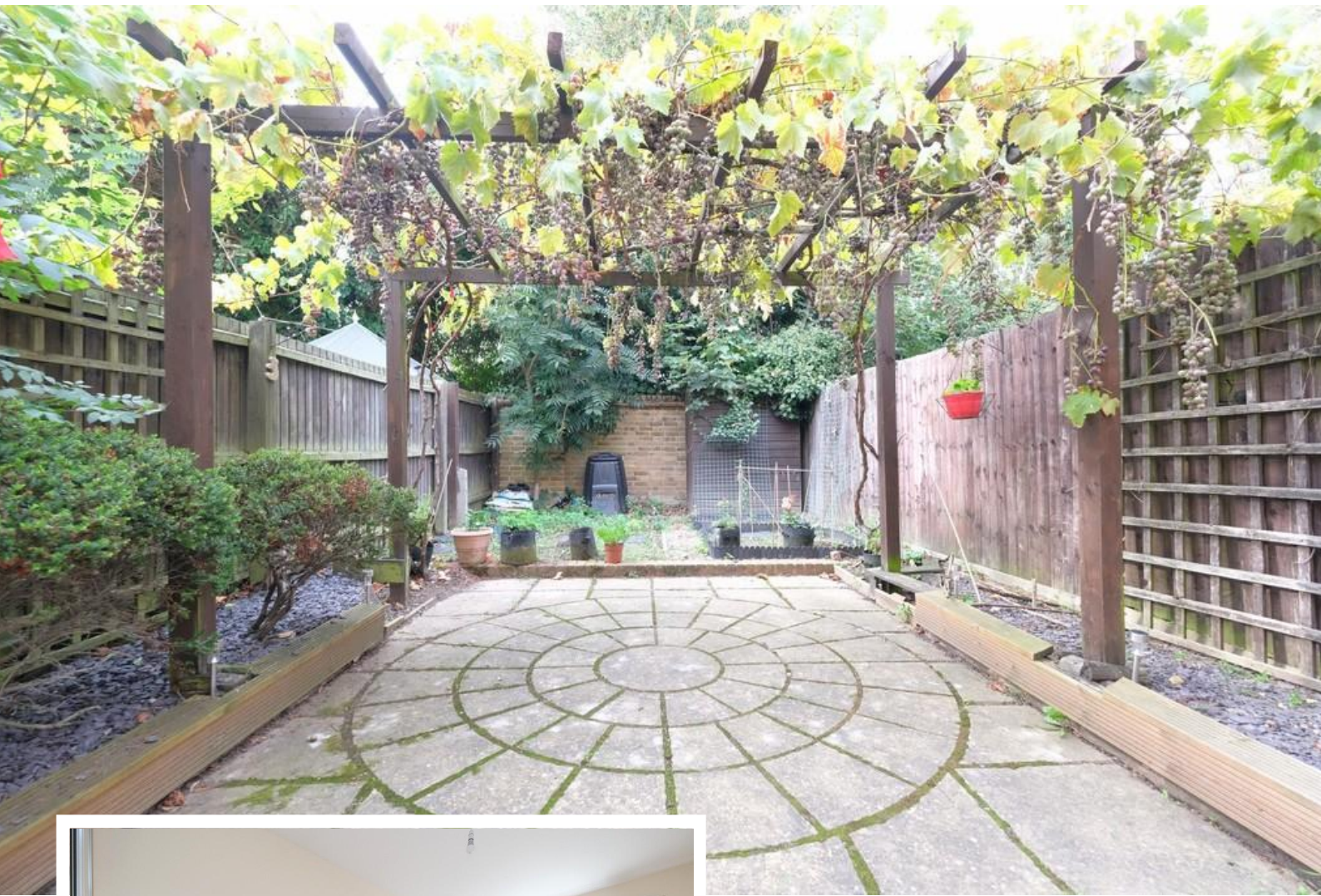
**46 Porthallow Close, Orpington, BR6 9XU**

**Asking Price: £514,500**

- 3 Bedroom, 3 Bathroom Townhouse
- Well Located for Local Schools & Orpington Station
- Popular Maples Development
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom three bathroom townhouse situated on the ever popular Maples Development, being offered to the market with no forward chain, boasting walking distance to Orpington Station, Warren Road Primary School and St. Olaves. The ground floor comprises; entrance hall, bedroom three, shower room, utility room which leads to the rear garden and a garage. To the first floor is the lounge and the kitchen/breakfast room. To the second floor are two double bedrooms, one benefitting from an en-suite, and a family bathroom. Externally there is a low maintenance rear garden perfect for alfresco dining and entertaining, and a drive to the front. STPP there is potential to convert the garage into an additional reception room or bedroom if required as many others have done on the development. Porthallow Close is well located for local schools including Warren Road Primary and St. Olaves, shops, bus routes, Orpington High Street and mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.





#### ENTRANCE HALL

Door to front, laminate flooring, radiator.

#### BEDROOM 3

9' 3" x 7' 11" (2.82m x 2.41m) Double glazed window to rear, laminate flooring, radiator.

#### UTILITY ROOM

Stainless steel sink and drainer, space for washing machine, door to rear, tile effect flooring.

#### SHOWER ROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Carpet to stairs, laminate flooring on landing, double glazed window to front, radiator.



#### LOUNGE/DINER

14' 6" x 13' 8" (4.42m x 4.17m) Double glazed window to rear, laminate flooring, two radiators.

#### KITCHEN

11' 9" x 7' 10" (3.58m x 2.39m) 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, space for fridge/freezer, space for dishwasher, double glazed window to front, tile effect flooring, radiator.

#### STAIRS TO SECOND FLOOR LANDING

Carpet to stairs, laminate flooring to landing.

#### BEDROOM 1

12' 7" x 8' 8" (3.84m x 2.64m) Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.



#### EN-SUITE

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

#### BEDROOM 2

11' 2" x 9' 9" (3.4m x 2.97m) Fitted wardrobes, double glazed window to front, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

38' 0" (11.58m) Low maintenance, paved and decked.

#### FRONT

Drive, covered entrance.

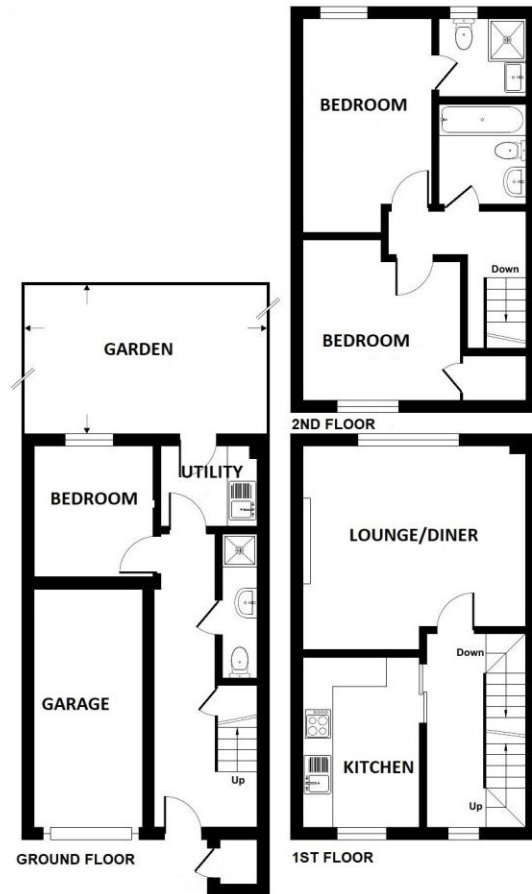
#### GARAGE

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





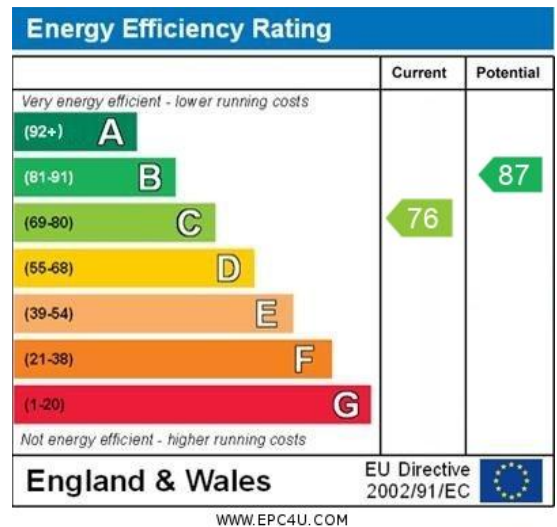
This plan is for illustration purpose only - not to scale



**Construction: Standard**

**Council Tax Band: E**

**Tenure: Freehold**



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

