

# THOMAS BROWN

ESTATES



**18 Claremont Close, Orpington, BR6 7AD** **Guide: £750,000-£775,000**

- 3/4 Bedroom, 2 Bathroom Detached Property
- Quiet No Through Road
- Close Proximity to Darrick Wood Schools & Locksbottom High Street
- No Forward Chain





## Property Description

**\*\*\*CALL FOR IMMEDIATE ACCESS\*\*\*** Thomas Brown Estates are delighted to offer this immaculately presented, three/four bedroom two bathroom detached property, being offered to the market with no forward chain and situated in a quiet no through road within close proximity to Darrick Wood Schools and Locksbottom High Street. The property is situated in the corner of the development, one of just eleven properties and boasts one of the larger plots. The accommodation on offer comprises; entrance hallway, modern fitted kitchen, playroom/potential fourth bedroom, WC and a lounge/dining room that spans the rear of the property to the ground floor. To the first floor is a landing giving access to three bedrooms, master bedroom with en-suite shower room, and family bathroom. Externally the property boasts a good size rear garden mainly laid to lawn with a raised decked area perfect for entertaining and alfresco dining. To the rear of the garden is a log cabin, ideal for a home office/gym. To the front is a driveway for numerous vehicles. Claremont Close is very well located for local schools (Darrick Wood, Newstead Wood and St. Olaves), shops including Locksbottom High Street and bus routes. Internal viewing is highly recommended to appreciate the location and specification on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



#### ENTRANCE HALL

Door to side, wood flooring, radiator.

#### LOUNGE/DINER

18' 10" x 14' 9" (5.74m x 4.5m) (measured at maximum)  
Double glazed window and double glazed French doors to rear, carpet, radiator.

#### KITCHEN

14' 7" x 6' 9" (4.44m x 2.06m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, double oven, gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, double glazed window to front, door to side, wood flooring, radiator.

#### PLAY ROOM/POTENTIAL BEDROOM

19' 1" x 7' 7" (5.82m x 2.31m) Double glazed window to front, wood flooring, two radiators.



#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to front, wood flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

12' 6" x 11' 10" (3.81m x 3.61m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### EN-SUITE

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



#### BEDROOM 2

10' 7" x 9' 8" (3.23m x 2.95m) Built in wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 3

8' 0" x 7' 10" (2.44m x 2.39m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, wood effect flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

55' 0" x 28' 0" (16.76m x 8.53m) Decked area with rest laid to lawn.

#### CABIN

#### OFF STREET PARKING

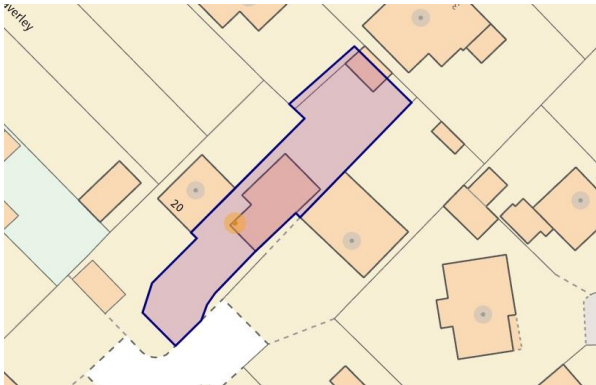
Drive for multiple vehicles.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





**Construction: Standard**  
**Council Tax Band: F**  
**Tenure: Freehold**

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | 82        |
| (69-80) <b>C</b>                            | 69                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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