

THOMAS BROWN

ESTATES



3 Shepherds Close, Orpington, BR6 9UB

Asking Price: £588,000

- 3 Bedroom Detached House
- Potential to Extend to Rear & Convert Garage (STPP)
- No Forward Chain
- Popular Residential Close





Property Description

Thomas Brown Estates are delighted to offer this three bedroom detached property, being offered to the market with no forward chain, located in a popular residential close in the ever sought after South Orpington, boasting close proximity to many local schools including Warren Road Primary School and Orpington Station. The accommodation comprises; entrance hallway, lounge, dining room with direct access to the rear garden, modern fitted kitchen and a WC to the ground floor. To the first floor there is a landing giving access to three bedrooms and a family bathroom. Externally there is a well maintained rear garden perfect for entertaining, drive to the front for numerous vehicles and a garage. Please note STPP the property could be extended to the rear and/or the garage be converted as many have done in the local area. Shepherds Close is well located for Orpington High Street and Station, Orpington Hospital, local schools and bus routes. Please call Thomas Brown Estates to arrange a viewing.



FRONT

Driveway for numerous vehicles, covered entrance, storage cupboard with space for washing machine.

ENTRANCE HALL

Door to front, solid wood flooring, radiator.

LOUNGE

14'05" x 12'10" (4.39m x 3.91m) (measured at maximum) Double glazed window to front, solid wood flooring, three radiators.

DINING ROOM

15'08" x 11'07" (4.78m x 3.53m) Double glazed door to rear, two double glazed windows to rear, under stairs cupboard, solid wood flooring, two radiators.

KITCHEN

11'08" x 7'04" (3.56m x 2.24m) Range of matching solid wood wall and base units with granite worktops over, stainless steel sink, integrated electric hob with extractor over, integrated oven, space for under counter fridge and freezer, space for dishwasher, tiled splashback, double glazed window to rear, solid wood flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, tiled walls, solid wood flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Carpet.

LANDING

Storage cupboard, airing cupboard, double glazed window to side, solid wood flooring, radiator.

BEDROOM 1

12'03" x 8'10" (3.73m x 2.69m) (not measured to back of built in wardrobe) Fitted bedroom furniture, double glazed window to front, solid wood flooring, radiator.

BEDROOM 2

9'03" x 8'09" (2.82m x 2.49m) Built in wardrobe, double glazed window to rear, solid wood flooring, radiator.

BEDROOM 3

9'02" x 6'07" (2.79m x 2.01m) Double glazed window to front, solid wood flooring, radiator.

BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

35'0" x 35'0" (10.67m x 10.67m) Patio area with rest laid to lawn, side access.

CABIN

9'0" x 8'11" (2.74m x 2.72m) Double glazed French doors to front, double glazed window to front and side, carpet, power.

GARAGE

17'02" x 8'01" (5.23m x 2.46m) Up and over door, eaves storage, power.

OFF STREET PARKING

DOUBLE GLAZING

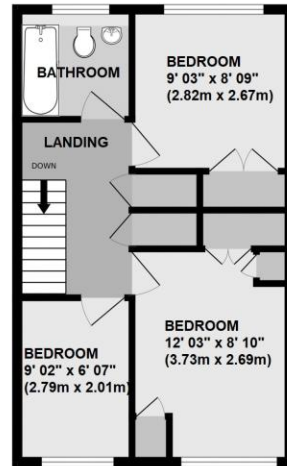
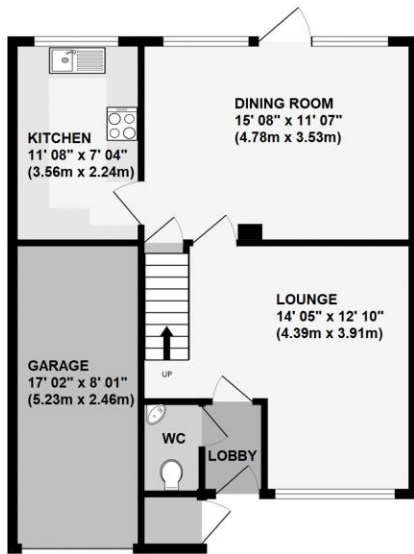
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.

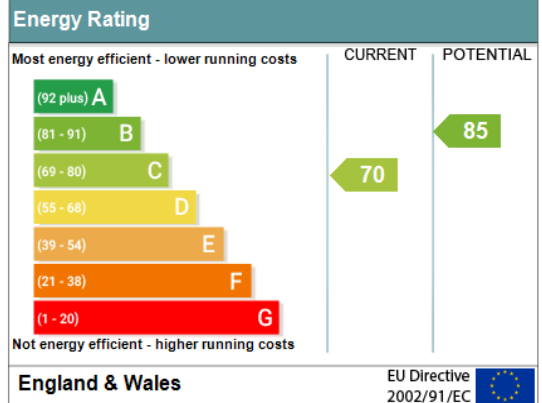


TOTAL FLOOR AREA: 1047 sq.ft. (97.3 sq.m.) approx.
Cabin is 9' x 8'11"

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.
Made with floorplan 120223



Address: 3 Shepherds Close, ORPINGTON, BR6 9UB
RRN: 9589-3933-7202-3127-2200



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.

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