

THOMAS BROWN

ESTATES



108 Okemore Gardens, Orpington, BR5 3FJ

Asking Price: £450,000

- 3 Double Bedroom, 2 Bathroom Townhouse
- Well Located for St. Mary Cray Station
- Allocated Parking Space Behind Gates
- No Forward Chain, Constructed 2015





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, three double bedroom two bathroom townhouse (constructed 2015), boasting allocated parking behind electronic gates and located within easy walking distance of Nugent Shopping Centre and St. Mary Cray Station. The accommodation is being offered to the market with no forward chain and comprises: entrance hall, dual aspect 24'2" lounge/dining room which is open plan to the modern fitted kitchen and a WC to the ground floor. To the first floor are two double bedrooms both with built in wardrobes, and the family bathroom. To the second floor is the master suite, boasting a walk-in wardrobe, balcony and en-suite shower room. Externally there is a courtyard garden, allocating parking and access to the communal gardens (circa £50 per month maintenance charge). Okemore Gardens is well located for St. Mary Cray station, major road connections (A20, A21, M20 and M25), a network of cycle routes, local bus routes, shops and schools. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and floor space on offer.



ENTRANCE HALL

Door to front, laminate flooring, radiator.

LOUNGE/DINER

24' 2" x 9' 9" (7.37m x 2.97m) (open plan to kitchen) Double glazed window to front, double glazed French doors to rear, laminate flooring, two radiators.

KITCHEN

8' 9" x 8' 6" (2.67m x 2.59m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, double glazed window to rear, laminate flooring.

CLOAKROOM

Low level WC, wash hand basin, two storage cupboards, tiled flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet, radiator.

BEDROOM 2

11' 10" x 10' 5" (3.61m x 3.18m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

10' 5" x 9' 9" (3.18m x 2.97m) Built in wardrobe, double glazed window to front, carpet, radiator.

BATHROOM

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

STAIRS TO SECOND FLOOR LANDING

Carpet, radiator.



BEDROOM 1

18' 5" x 9' 6" (5.61m x 2.9m) Walk-in wardrobe, double glazed window to front, double glazed French doors to balcony, carpet, two radiators.

BALCONY

9' 4" x 4' 10" (2.84m x 1.47m) Decked flooring.

EN-SUITE

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

COURTYARD GARDEN

Low maintenance.

COMMUNAL GARDEN

FRONT

Paved.

ALLOCATED PARKING SPACE

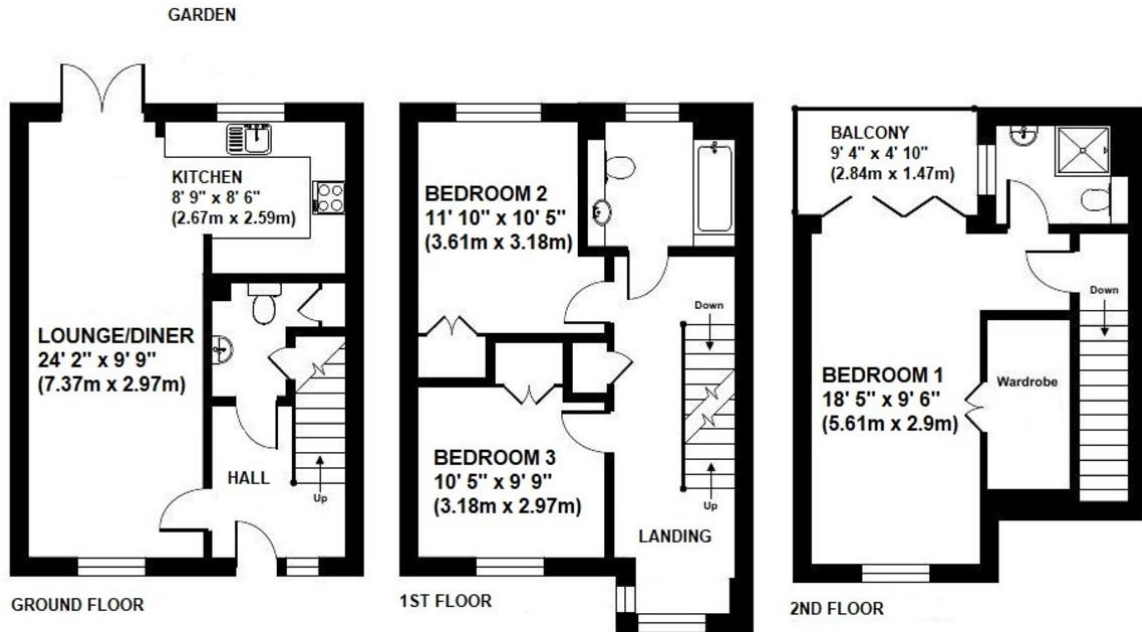
Behind electric gates.

DOUBLE GLAZING

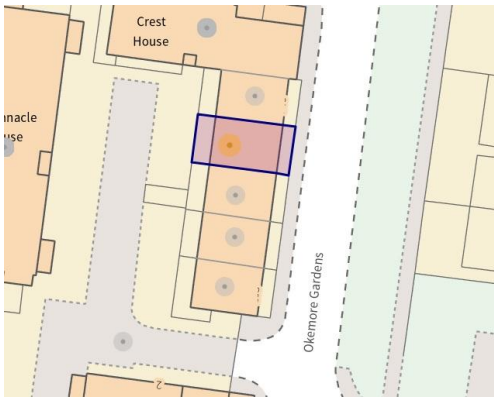
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





This plan is for illustrative purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Construction: Standard

Council Tax Band: E

Tenure: Freehold

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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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