

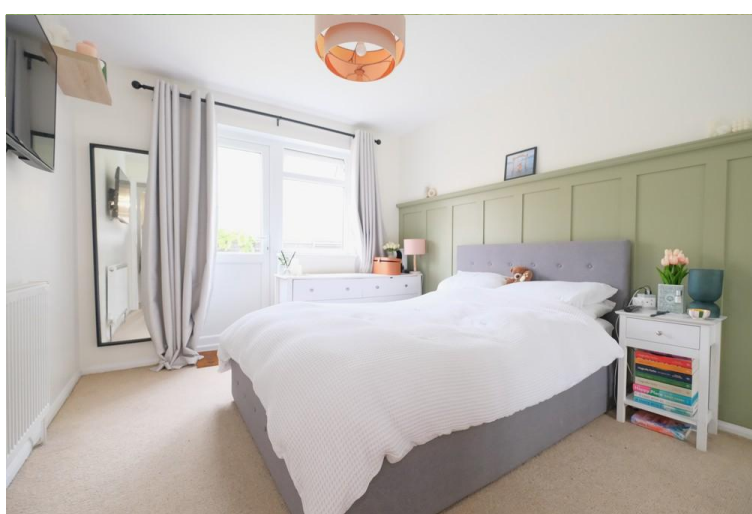


23 Taylor Close, Orpington, BR6 9UH

Asking Price: £280,000

- 1 Bedroom Ground Floor Maisonette
- Close to Orpington & Chelsfield Station
- Long Lease, Large Private Rear Garden
- Potential to Extend to Side (STPP)





Property Description

Thomas Brown Estates are delighted to offer this very well presented and recently modernised, larger style one bedroom ground floor flat with a fantastic side plot, garage en-bloc and one of the largest gardens on the development. Located within a highly desirable location in South Orpington, the property boasts a lease of approximately 950 years. The accommodation on offer comprises: communal entrance hall, spacious lounge/dining room, modern fitted kitchen, inner hallway with storage, double bedroom with built in wardrobe and a bathroom. The property also benefits from its own large private garden including a side plot with fantastic potential to extend (STPP) and a garage en-bloc. Please note the current vendors have refurbished the property to include a new kitchen and bathroom, new electric central heating system, flooring and decorated throughout. Taylor Close is well located for local schools, shops, bus routes and both Chelsfield and Orpington mainline stations. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the additional benefits this property boasts over other properties on the development.



COMMUNAL ENTRANCE

LOUNGE/DINER

18' 1" x 11' 11" (5.51m x 3.63m) Double glazed window to front, understairs cupboard, laminate flooring, radiator.

INNER HALL

Two storage cupboards, laminate flooring.

KITCHEN

11' 6" x 5' 10" (3.51m x 1.78m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated electric hob with extractor over, space for fridge/freezer, space for washing machine, tiled splashbacks, double glazed French doors to rear.



BEDROOM

11' 0" x 9' 6" (3.35m x 2.9m) Fitted wardrobe, double glazed door and double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, tiled walls, tiled flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

55' 0" x 38' 0" (16.76m x 11.58m) (measured at maximum) (L-shaped) Patio area with rest laid to lawn.

FRONT

Laid to lawn, on road parking.

GARAGE EN-BLOC

Up and over door.

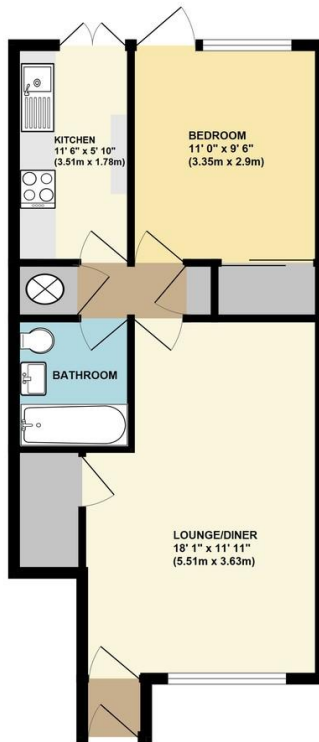
DOUBLE GLAZING

LEASEHOLD

Approximately 950 years remaining.



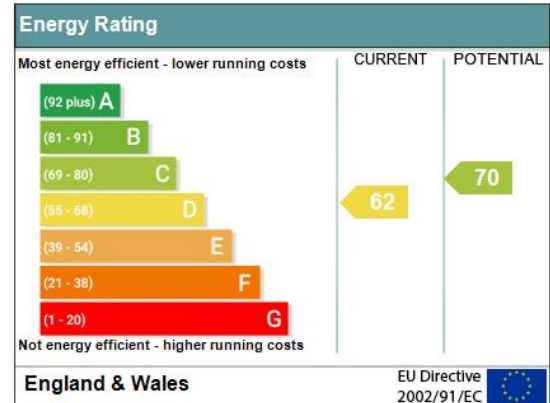
GROUND FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 483 sq.ft. (44.8 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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Address: 23 Taylor Close, ORPINGTON, BR6 9UH
RRN: 8034-6724-9300-0288-6202



Construction: Standard

Council Tax Band: C

Tenure: Leasehold – 950 years remaining (approx.)

Ground rent: £5.84PM (£70 PA) - As advised by vendor.

****Please note these charges may be subject to reviews and this should be verified by your solicitor**

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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