

THOMAS BROWN

ESTATES

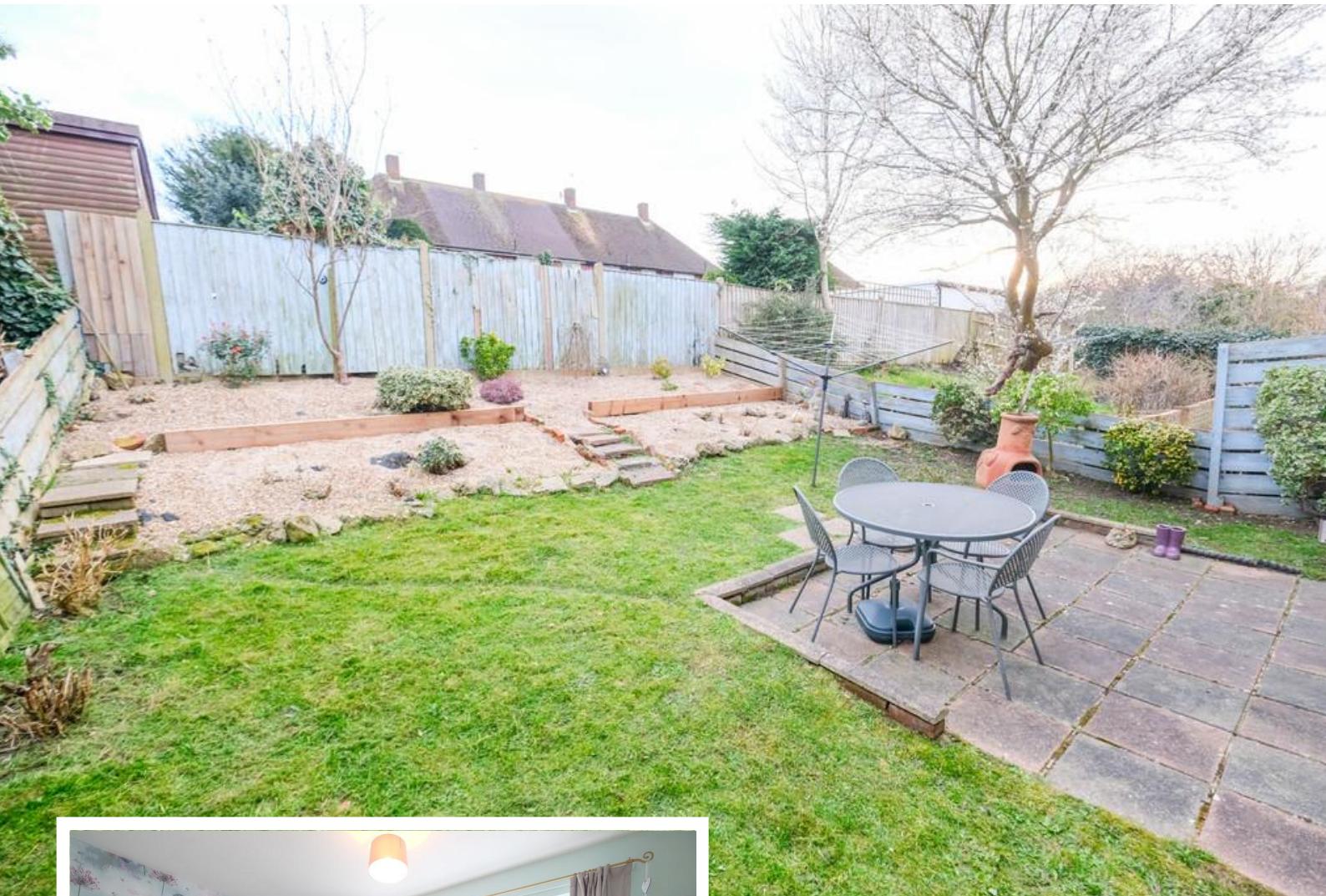


15 Oldbury Close, Orpington, BR5 3TH

Asking Price: £343,000

- 2 Double Bedroom Mid Terrace House
- Well Located for St. Mary Cray Station
- Boasting a Sizeable Lounge & Kitchen/Diner
- Deceptively Spacious (839 sqft)





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (839 sqft) and very well presented two double bedroom terraced property, boasting a sizeable lounge and kitchen/dining room. The property is within walking distance to St. Mary Cray Station and comprises; entrance hall, dual aspect kitchen/dining room and lounge to the ground floor. To the first floor there are two double bedrooms, bathroom and a WC. Externally there is a private garden to the rear and on road parking to the front. Oldbury Close is well located for St. Mary Cray mainline station, local shops, local schools and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Double glazed door to front, laminate flooring.

LOUNGE

16' 7" x 11' 11" (5.05m x 3.63m) Double glazed window to rear, carpet, radiator.

KITCHEN/DINER

15' 1" x 11' 1" (4.6m x 3.38m) (L-shaped) Range of matching wall and base units, stainless steel sink and drainer, space for fridge/freezer, space for cooker, space for washing machine, space for table and chairs, storage cupboard, double glazed window to front and rear, double glazed door to rear, laminate flooring.



STAIRS TO FIRST FLOOR LANDING

Two storage cupboards, double glazed window to front, carpet.

BEDROOM 1

14' 0" x 9' 0" (4.27m x 2.74m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

13' 09" x 9' 0" (4.19m x 2.74m) Double glazed window to rear, carpet, radiator.



BATHROOM

Wash hand basin in vanity unit, bath with shower over, double glazed opaque window to front, laminate flooring, radiator.

SEPARATE WC

Low level WC, double glazed opaque window to front, laminate flooring.

OTHER BENEFITS INCLUDE:

SOUTH FACING REAR GARDEN

30' 0" x 28' 0" (9.14m x 8.53m) Patio area, flowerbeds.

FRONT GARDEN

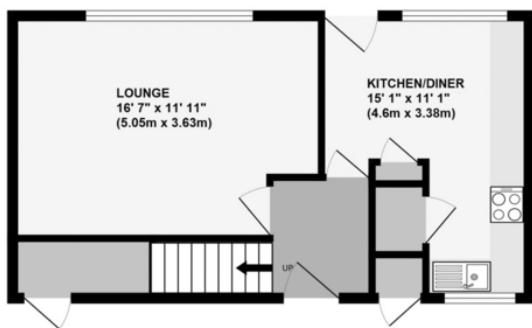
Low maintenance garden, on road parking.

DOUBLE GLAZING

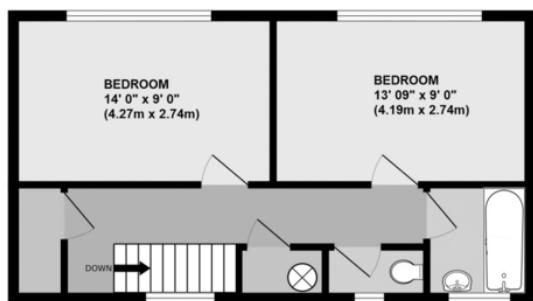
CENTRAL HEATING SYSTEM



GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (78.0 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 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.
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Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	

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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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