

# THOMAS BROWN

ESTATES

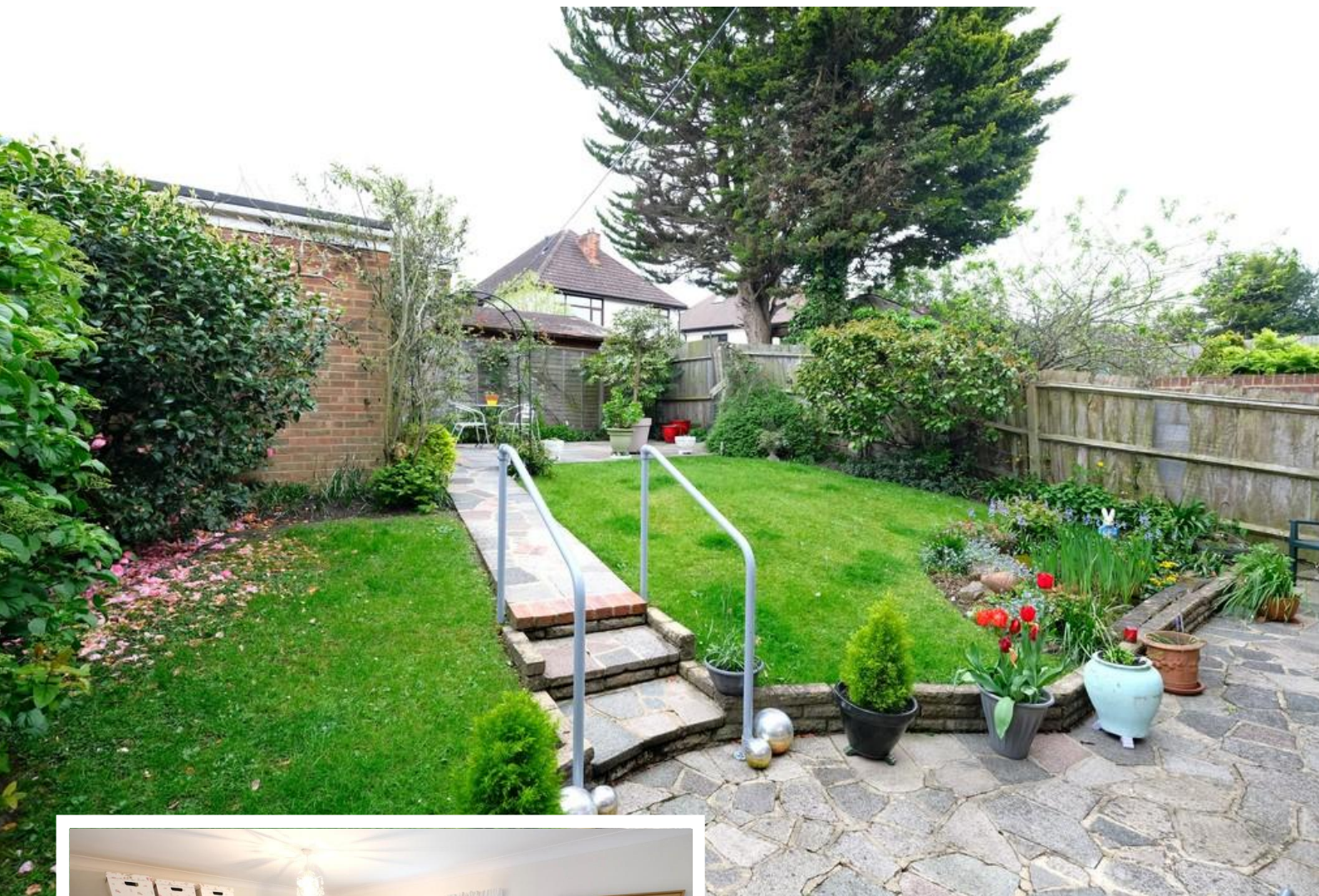


**3 Novar Close, Orpington, BR6 0XA**

**Asking Price: £745,000**

- 3 Bedroom Detached House
- Off Street Parking in Front of Garage
- Well Located for Orpington High Street & Station
- Sought After 'The Knoll' Location





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom detached house situated in the heart of the ever sought after and prestigious Knoll area of Orpington, this being a quiet yet highly convenient location for Orpington High Street and Station. The accommodation on offer comprises; entrance hallway, dual aspect lounge and dining room, kitchen/breakfast room, utility room and a WC to the ground floor. To the first floor are three bedrooms, master with en-suite shower room, and the family bathroom. Externally there is a low maintenance garden to the rear, tandem garage to the side with off street parking in front of. Novar Close is an easy walk to Orpington High Street and Orpington Station, local bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



#### ENTRANCE HALL

Door to front, laminate flooring, radiator.

#### LOUNGE/DINER

22' 03" x 15' 06" (6.78m x 4.72m) Double glazed window to front, double glazed window and double glazed door to rear, under stairs storage cupboard, carpet, two radiators.

#### KITCHEN

11' 10" x 9' 09" (3.61m x 2.97m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, space for undercounter fridge, space for undercounter freezer, space for dishwasher, space for table and chairs, double glazed window to rear, vinyl flooring, radiator.

#### UTILITY ROOM

Space for washing machine, double glazed door to side, vinyl flooring.

#### CLOAKROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to front, carpet, radiator.

#### BEDROOM 1

15' 04" x 10' 01" (4.67m x 3.07m) Double glazed window to rear, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed window to side, vinyl flooring, heated towel rail.

#### BEDROOM 2

12' 11" x 8' 06" (3.94m x 2.59m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

9' 01" x 8' 06" (2.77m x 2.59m) Double glazed window to front, carpet, radiator.

#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### GARDEN

40' 0" x 33' 0" (12.19m x 10.06m) Patio area with re-laid to lawn, mature flowerbeds, side access.

#### FRONT GARDEN

Laid to lawn, mature flowerbeds, steps to front door.

#### TANDEM GARAGE

26' 09" x 8' 0" (8.15m x 2.44m) Up and over door, power and light, double glazed window and double glazed door to rear.

#### OFF STREET PARKING

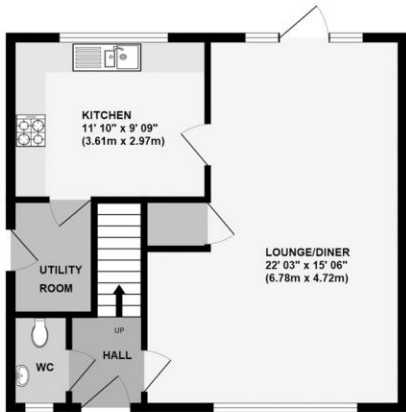
Drive in front of garage.

#### DOUBLE GLAZING

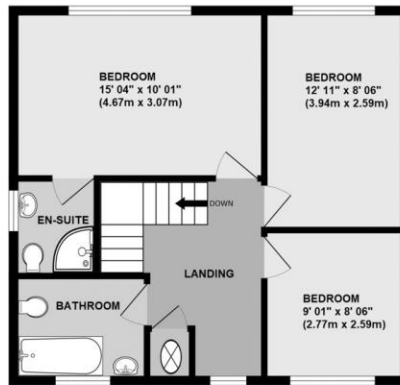
#### CENTRAL HEATING SYSTEM



GROUND FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



GARAGE  
226 sq.ft. (20.9 sq.m.) approx.

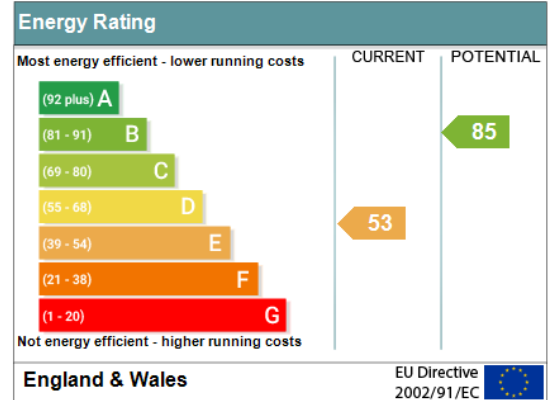


TOTAL FLOOR AREA : 1274 sq.ft. (118.4 sq.m.) approx.

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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Address: 3 Novar Close, ORPINGTON, BR6 0XA  
RRN: 0340-2655-1340-2324-1751



Construction: Standard

Council Tax Band: F

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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