

THOMAS BROWN

ESTATES



13 Darwin Close, Orpington, BR6 7EP

Asking Price: £675,000

- 3 Bedroom, 2 Bathroom Semi-Detached house
- Ever Popular Farnborough Village
- Wonderful 19'5x16'4 Kitchen/Diner
- No Forward Chain, Rear Extended





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, rear extended three bedroom two bathroom semi-detached property, situated in the ever popular Farnborough village, being offered to the market with no forward chain that must be viewed to fully appreciate the quality of specification and location on offer. The property comprises; entrance hall, lounge, study, shower room and a wonderful 19'5x16'4 kitchen/diner that spans the rear of the property with feature vaulted ceiling. To the first floor is a landing providing access to three bedrooms and a family bathroom with separate bath and shower. Externally the rear garden is mainly laid to lawn and there is a block paved drive to the front. Darwin Close is well located for local schools including Farnborough Primary School and Darrick Wood Schools, local village shops, station and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location and specification on offer.



ENTRANCE HALL

Composite door to front, wood flooring, covered radiator.

LOUNGE

16' 03" x 12' 08" (4.95m x 3.86m) Double glazed window with shutters to front, bi-folding doors to kitchen/diner, storage cupboard, carpet, covered radiator.

KITCHEN/DINER

19' 05" x 16' 04" (5.92m x 4.98m) Range of matching wall and base units with worktops over, double stainless steel sink, integrated double oven, integrated 5 ring gas hob with extractor over, integrated dishwasher, integrated warming draw, space for American fridge/freezer, space for washing machine, breakfast bar, double glazed window with shutters to rear, double glazed French doors with shutters to rear, part vaulted ceiling, three Velux windows, solid oak wood flooring, two covered radiators.

STUDY

7' 05" x 5' 11" (2.26m x 1.8m) Double glazed window with shutters to front, wood flooring, radiator.

SHOWER ROOM

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

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

13' 03" x 9' 05" (4.04m x 2.87m) Fitted wardrobes, two double glazed windows with shutters to front, carpet, radiator.

BEDROOM 2

11' 0" x 9' 11" (3.35m x 3.02m) Double sliding door fitted wardrobe, two double glazed windows with shutters to front, engineered wood flooring, radiator.

BEDROOM 3

9' 08" x 9' 05" (2.95m x 2.87m) Triple door fitted wardrobe, double glazed window with shutters to rear, carpet.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, shower cubicle with remote control Aqualisa shower and separate drench shower head, double glazed opaque window to rear, tiled flooring, underfloor heating, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

30' 0" x 27' 0" (9.14m x 8.23m) Patio area with rest laid to lawn, mature flowerbeds, shed.

WORKSHOP

Lockable double glazed door, four double plug sockets.

OFF STREET PARKING

Block paved drive.

DOUBLE GLAZING

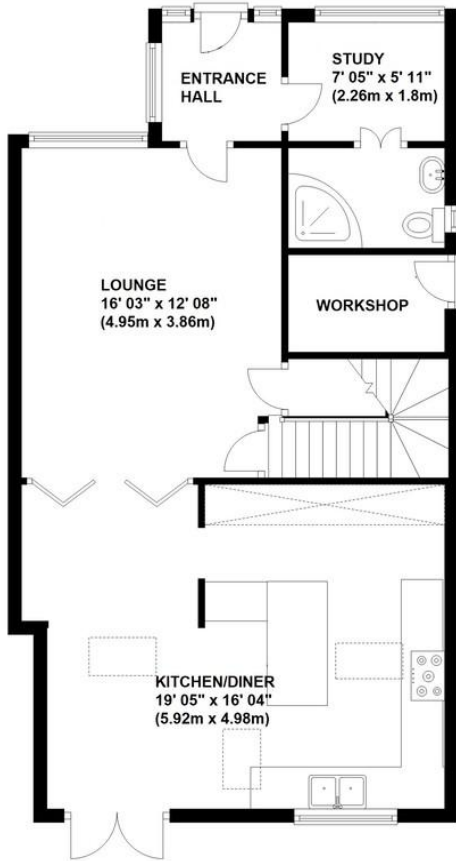
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



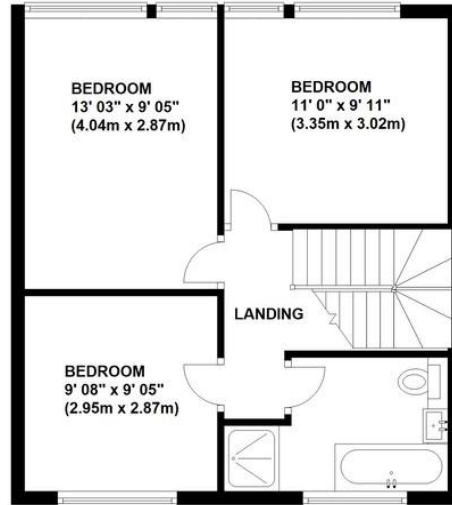
Ground Floor

Approx. 68.2 sq. metres (734.6 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



Total area: approx. 112.3 sq. metres (1209.3 sq. feet)



Construction: Standard

Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(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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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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