

# THOMAS BROWN

ESTATES



## 69 Glendower Crescent, Orpington, BR6 0UP **Asking Price: £465,000**

- 3 Bedroom Mid Terrace House, High Specification
- Garage En-Bloc, Ample on Road Parking
- Well Located for Orpington High Street & Stations
- Situated on a Quiet No Through Road







## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, must view three bedroom mid terrace house situated on a quiet no through road boasting a kitchen/diner, many bespoke quality finishes, garage en-bloc and walking distance to Perry Hall Primary School, Priory Gardens, Poverest Park and Orpington High Street. The accommodation comprises; entrance hall, large lounge that is open plan to the kitchen/diner that spans the rear of the property with direct access to the garden, to the ground floor. To the first floor there is a landing giving access to three bedrooms (two being good size doubles) and a family bathroom. Externally there is a wonderful mature rear garden mainly laid to lawn with a patio perfect for alfresco dining and entertaining. There is a garage en-bloc and ample on road parking. The property is well located for Orpington High Street, Orpington and St. Mary Cray mainline stations, local schools (including Perry Hall Primary School) and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange a viewing. Please note there is an annual charge for the upkeep of the surrounding grounds.





#### ENTRANCE HALL

Double glazed opaque door to front, double glazed opaque panel to front and side, solid oak flooring.

#### LOUNGE

16' 05" x 15' 08" (5m x 4.78m) Bespoke shelving and lighting, double glazed bay window to front, carpet, three radiators.

#### KITCHEN/DINER

15' 08" x 11' 6" (4.78m x 3.51m) Range of matching wall and base units with granite worktops over, stainless steel sink and drainer, integrated Neff oven, integrated Bosch 5 ring gas hob, Bosch extractor fan, integrated Bosch fridge/freezer, integrated Bosch microwave, integrated Bosch washer/dryer, bespoke display cabinets, double glazed window and double glazed French door to rear, carpet to dining area and Amtico flooring to kitchen.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, bespoke glass balustrade, bespoke lighting, carpet to stairs, solid oak flooring to landing.

#### BEDROOM 1

15' 04" x 9' 02" (4.67m x 2.79m) Double glazed window to front, solid oak flooring, radiator.

#### BEDROOM 2

11' 09" x 9' 03" (3.58m x 2.82m) Double glazed window to rear, solid oak flooring, radiator.

#### BEDROOM 3

8' 02" x 6' 02" (2.49m x 1.88m) Double glazed window to front, solid oak flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with rainforest showerhead over and shower attachment, double glazed opaque window to rear, tiled walls, solid oak flooring (French polished), heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

49' 0" (14.94m) Patio area with rest laid to lawn, seating area, mature flowerbeds, outside tap, 8'0 x 6'0 shed.

#### FRONT

Paved.

#### GARAGE EN-BLOC

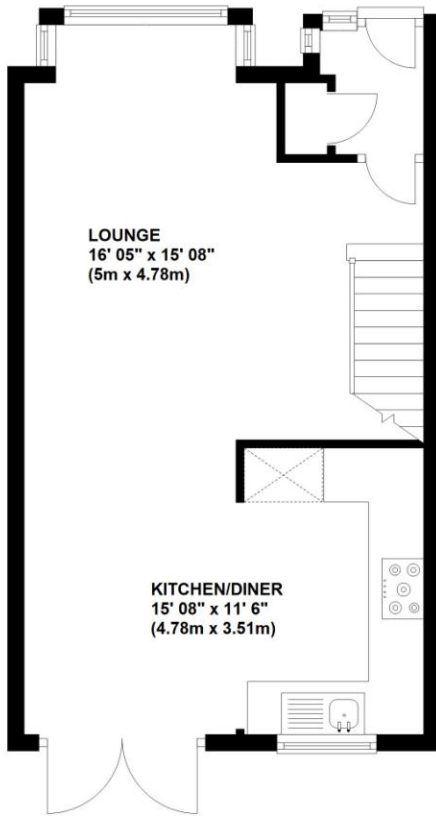
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



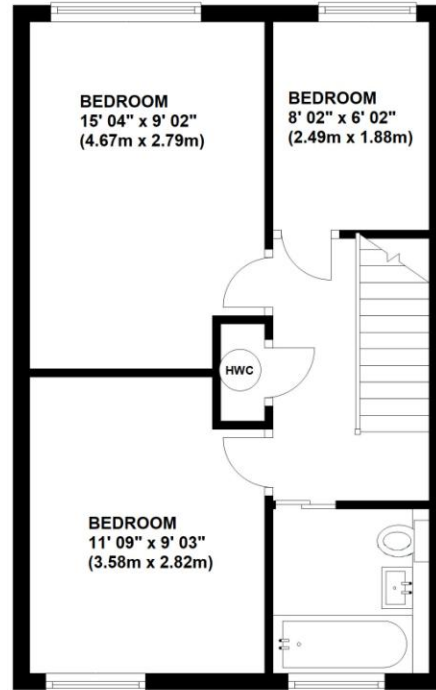
## Ground Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



## First Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 77.7 sq. metres (836.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**

**Service Charge (AS ADVISED BY VENDOR): £310 PA (£25.83 PM)**

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

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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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