

THOMAS BROWN

ESTATES

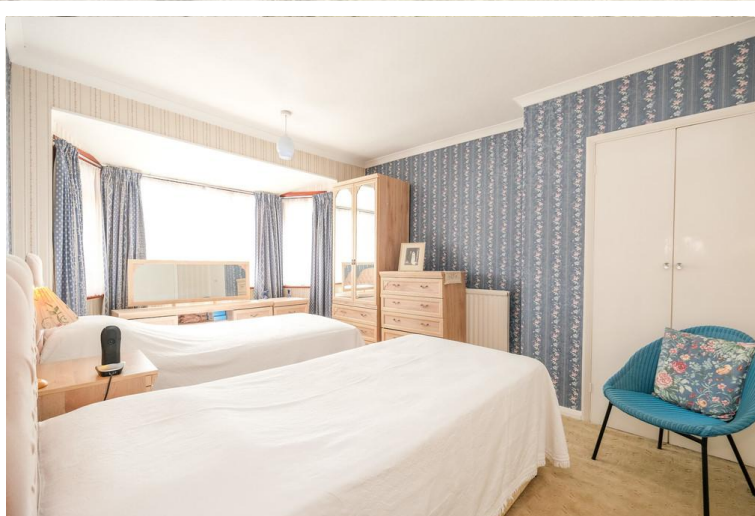


6 Nursery Close, Orpington, BR6 0DZ

Asking Price: £550,000

- 3 Bedroom Bay Fronted Semi-Detached House
- Close Proximity to Perry Hall Primary School
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Small Quiet Close





Property Description

Thomas Brown Estates are delighted to offer this three bedroom bay fronted semi-detached property, situated in a small quiet close in a popular residential area in central Orpington boasting close proximity to Perry Hall Primary School, Poverest Park, Broomhill Common, Orpington High Street and Station. The accommodation is being offered to the market with no forward chain and comprises: entrance hall, lounge/dining room and kitchen to the ground floor. To the first floor are three bedrooms, bathroom and a WC. Externally there is a well kept rear garden mainly laid to lawn, garage to the side and a driveway to the front. STPP there is fantastic potential to extend across the rear, into the loft and/or convert the garage if required. Nursery Close is very well located for local schools, shops, bus routes and Orpington mainline station. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange a viewing to fully appreciate the quality of location on offer.



ENTRANCE HALL

Double glazed opaque door to front, double glazed opaque panels to front, carpet, radiator.

LOUNGE

15' 05" x 11' 06" (4.7m x 3.51m) Double glazed bay window to front, carpet radiator.

DINING ROOM

9' 10" x 9' 07" (3m x 2.92m) Double glazed sliding door to rear, carpet, radiator.

KITCHEN

10' 11" x 7' 07" (3.33m x 2.31m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, double glazed window to side and rear, double glazed opaque door to rear, vinyl flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM 1

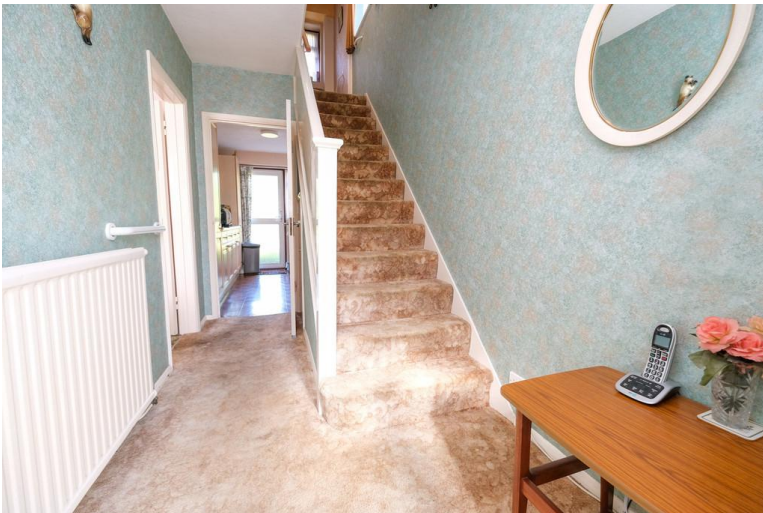
14' 06" x 10' 05" (4.42m x 3.18m) Built in wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

9' 09" x 9' 01" (2.97m x 2.77m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 09" x 7' 02" (2.67m x 2.18m) Double glazed window to front, carpet, radiator.



BATHROOM

Wash hand basin, bath, double glazed opaque window to rear, carpet, radiator.

SEPARATE WC

Low level WC, double glazed opaque window to rear, carpet.

OTHER BENEFITS INCLUDE:

GARDEN

52' 0" x 30' 0" (15.85m x 9.14m) Patio area with rest laid to lawn, mature shrubs.

FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn, mature shrubs, covered entrance.

GARAGE

16' 05" x 8' 03" (5m x 2.51m) Up and over door to front, door to rear.

DOUBLE GLAZING

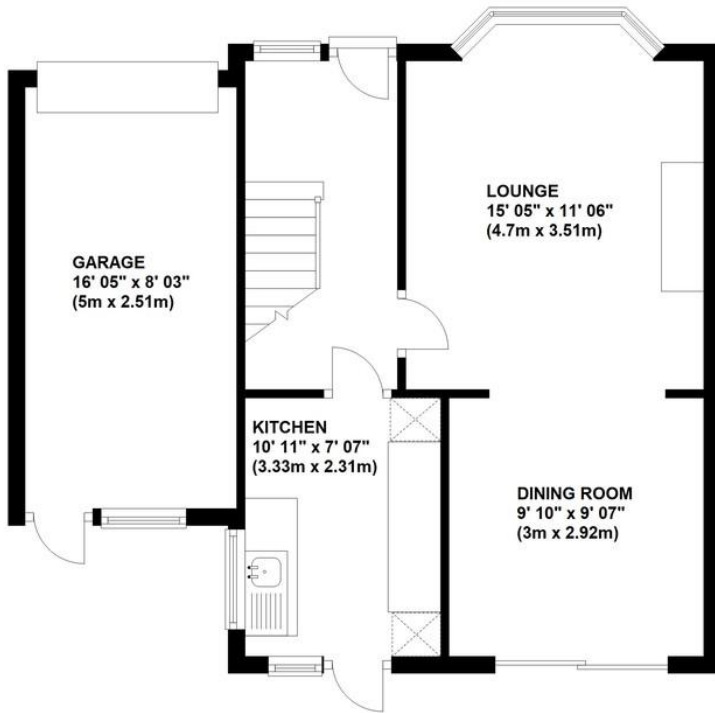
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



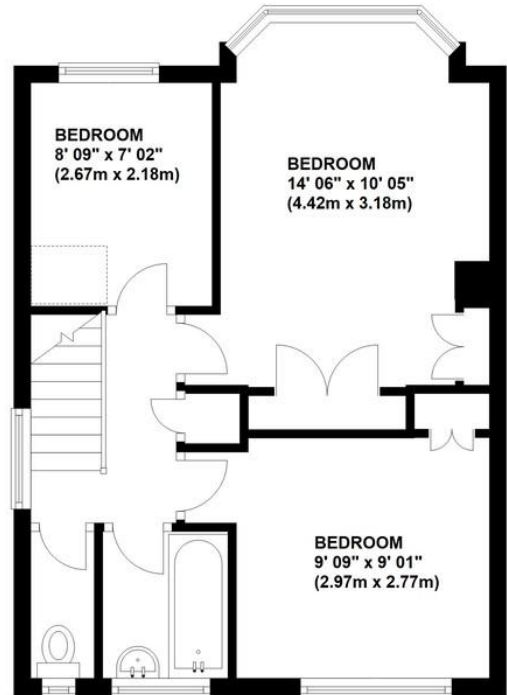
Ground Floor

Approx. 51.1 sq. metres (550.3 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



Total area: approx. 90.2 sq. metres (971.0 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		85
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES