

# THOMAS BROWN

ESTATES



**12 Okemore Gardens, Orpington, BR5 3PJ**

**Offers IEO: £400,000**

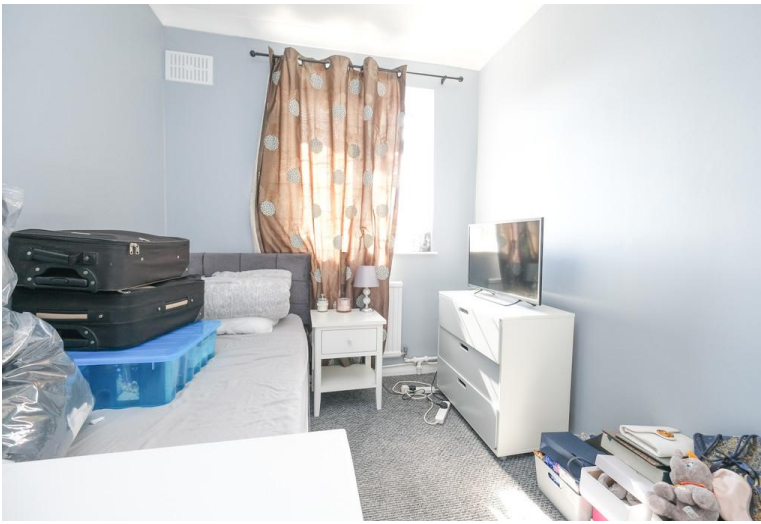
- 3 Bedroom End of Terrace House
- Well Located for St. Mary Cray Station & Local Shops
- Spacious Lounge, 18'5 Kitchen/Diner
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer for sale this purpose built larger style three bedroom end of terrace property, located within walking distance to St. Mary Cray Station and Nugent Shopping Centre with the added bonus of being offered to the market with no forward chain. The accommodation comprises: entrance porch, spacious lounge, 18'5 kitchen/diner, WC and utility area to the ground floor. To the first floor there is a landing giving access to three bedrooms and a family bathroom. Externally there is private rear garden mainly laid to lawn and ample on road parking to the front. Please note the property does require modernisation and this has been reflected in the asking price. The property is well located for St. Mary Cray mainline station, bus routes, local shops and schools. Please call Thomas Brown Estates in Orpington to arrange an appointment to view.



#### ENTRANCE PORCH

Double glazed door to front, tiled flooring.

#### LOUNGE

18' 05" x 12' 03" (5.61m x 3.73m) Double glazed door to front, double glazed window to front and side, carpet, radiator.

#### KITCHEN/DINER

18' 05" x 12' 0" (5.61m x 3.66m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, two double glazed windows to rear, double glazed opaque door to side, part carpet and part tiled flooring, radiator.



#### UTILITY ROOM

7' 11" x 6' 01" (2.41m x 1.85m) Space for washing machine, space for tumble dryer, window to front.

#### LOBBY

Double glazed door to rear, space for fridge/freezer.

#### CLOAKROOM

Low level WC, opaque window to rear, tile effect flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet, radiator.

#### BEDROOM

12' 03" x 10' 08" (3.73m x 3.25m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM

12' 0" x 11' 09" (3.66m x 3.58m) (measured to back of wardrobes) Double glazed window to rear, carpet, radiator.

#### BEDROOM

9' 02" x 7' 06" (2.79m x 2.29m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed window to rear, tiled walls, vinyl flooring, heated towel rail.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

Patio area with rest laid to lawn, side access.

#### FRONT

On road parking, potential to create a driveway (STPP).

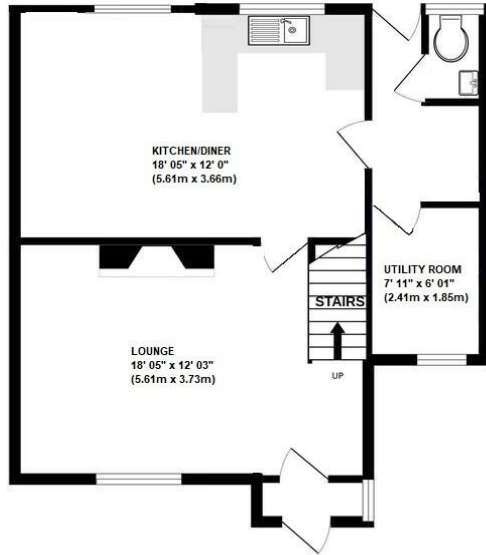
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

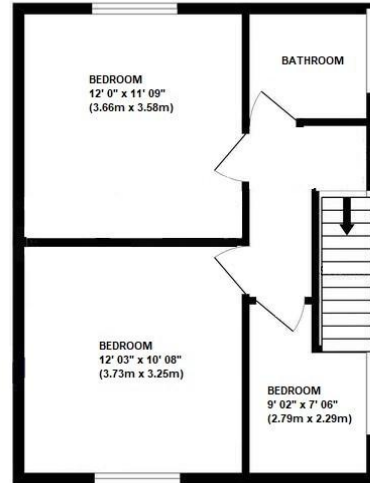
#### NO FORWARD CHAIN



GROUND FLOOR



1ST FLOOR



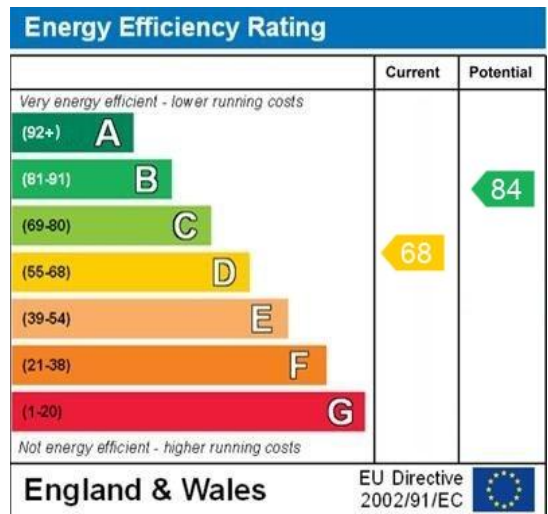
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**Construction: Standard**

**Council Tax Band: D**

**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.

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