

THOMAS BROWN

ESTATES

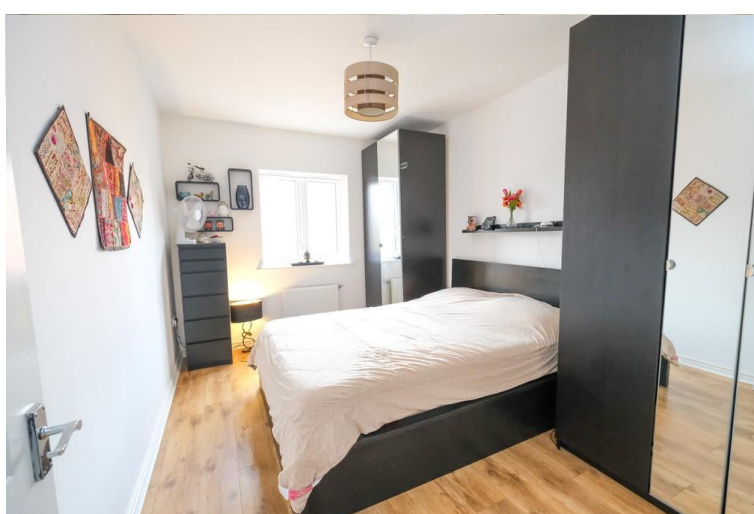


18 Stilwell Close, Orpington, BR5 3FA

Asking Price: £450,000

- 3 Double Bedroom Mid Terraced House
- Close Proximity to Midfield Primary School
- Double Glazing & Central Heating
- Allocated Parking Space





Property Description

Thomas Brown Estates are delighted to offer this spacious three double bedroom terraced property (built 2016), forming part of a private road. The accommodation on offer comprises: large entrance hall, lounge/dining room with French doors to the rear garden, modern fitted kitchen and a shower room to the ground floor. To the first floor is a landing providing access to three double bedrooms and a family bathroom. Externally there is a low maintenance rear garden, and an allocated parking space to the front with additional visitor parking. Stilwell Close is well located for local schools including Midfield Primary School, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange an appointment to view.



ENTRANCE HALL

Composite door to front, understairs storage, laminate flooring, radiator.

LOUNGE/DINER

16' 08" x 13' 07" (5.08m x 4.14m) Double glazed window to rear, double glazed French doors to rear, laminate flooring, radiator.

KITCHEN

9' 04" x 8' 10" (2.84m x 2.69m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, freshwater tap, integrated oven, integrated gas hob with extractor over, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, splashback, double glazed window to front, vinyl flooring.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, extractor fan, part tiled walls, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, loft access, carpet to stairs, laminate flooring on landing.

BEDROOM 1

13' 10" x 9' 02" (4.22m x 2.79m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM 2

12' 05" x 7' 02" (3.78m x 2.18m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

10' 04" x 9' 03" (3.15m x 2.82m) Double glazed window to front, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed window to front, part tiled walls, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

35' 0" x 18' 0" (10.67m x 5.49m) (approx.) Tiered, patio area, shed, outside tap, rear access gate.

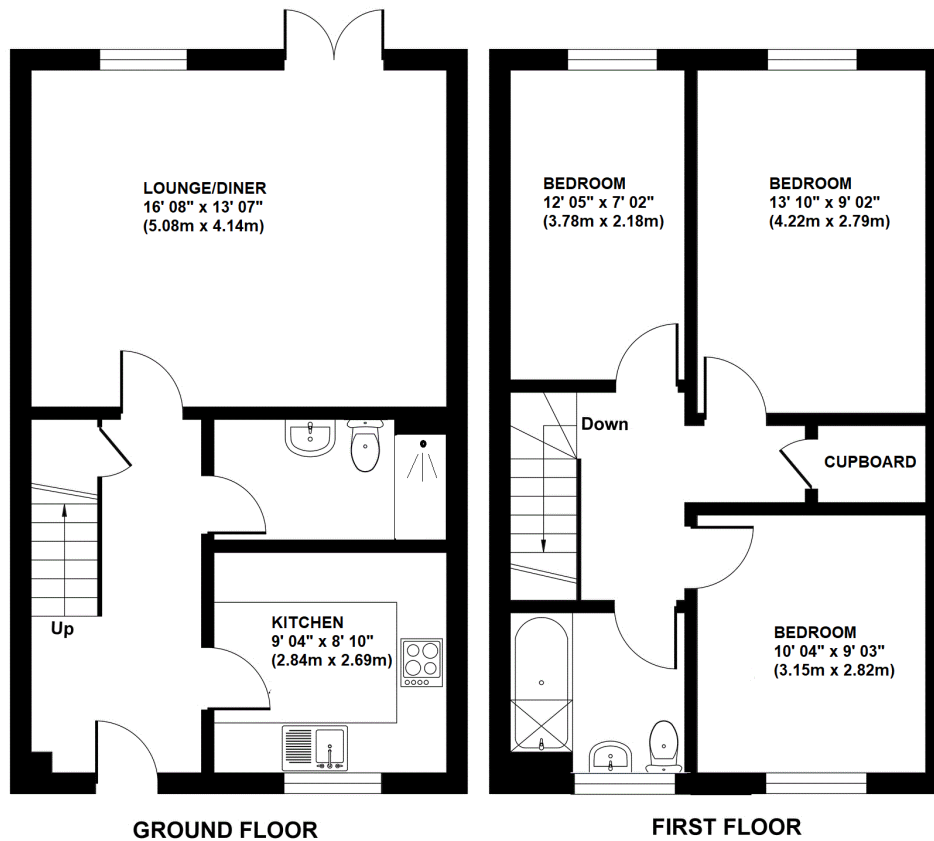
ALLOCATED PARKING

Parking space to the front.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





This plan is for illustration purpose only - not to scale



Construction: Standard
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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