

THOMAS BROWN

ESTATES



20 Station Approach, Chelsfield, BR6 6EU

Asking Price: £465,000

- 3 Bedroom Townhouse, No Forward chain
- Well Located for Chelsfield Station & Locals Shops
- Integral Garage & Off Street Parking
- STPP Potential to Convert Garage





Property Description

****CALL FOR IMMEDIATE ACCESS**** Thomas Brown Estates are delighted to offer this three bedroom townhouse being offered to the market with no forward chain, boasting a fantastic location opposite Chelsfield Station and moments from the local shops on Windsor Drive. The ground floor comprises; entrance hall, bedroom three, utility room and a WC to the ground floor. To the first floor is the spacious dual aspect lounge/dining room and kitchen. To the second floor are two bedrooms and the family bathroom. Externally there is a rear garden mainly laid to lawn with a patio perfect for alfresco dining and entertaining, and a drive to the front. Station Approach is well located for local schools including Warren Road Primary, The Highway and St. Olaves, shops, bus routes and Chelsfield mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE HALL

Door to front, laminate flooring, radiator.

BEDROOM 3

12' 0" x 8' 05" (3.66m x 2.57m) Double glazed window to rear, laminate flooring, radiator.

UTILITY ROOM

9' 07" x 5' 10" (2.92m x 1.78m) Range of matching wall and base units with worktops over, sink and drainer, space for washing machine, space for tumble dryer, double glazed window to rear, door to rear, laminate flooring.

CLOAKROOM

Low level WC, wash hand basin, laminate flooring.

STAIRS TO FIRST FLOOR LANDING

LOUNGE/DINER

27' 10" x 11' 06" (8.48m x 3.51m) Two double glazed windows with shutters to front, double glazed window to rear, laminate flooring, radiator and covered radiator.

KITCHEN

8' 10" x 5' 09" (2.69m x 1.75m) Range of matching wall and base units with worktops over, sink and drainer, space for cooker, space for undercounter fridge, double glazed window to rear, laminate flooring.

STAIRS TO SECOND FLOOR LANDING

Carpet.

BEDROOM 1

13' 05" x 12' 11" (4.09m x 3.94m) Fitted wardrobes, two double glazed windows with shutters to front, laminate flooring, radiator.

BEDROOM 2

11' 11" x 8' 06" (3.63m x 2.59m) Built in wardrobe, double glazed window to rear, laminate flooring, radiator.

BATHROOM

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

OTHER BENEFITS I INCLUDE:

GARDEN

26' 03" x 16' 03" (8m x 4.95m) Patio area with rest laid to lawn.

OFF STREET PARKING

INTEGRAL GARAGE

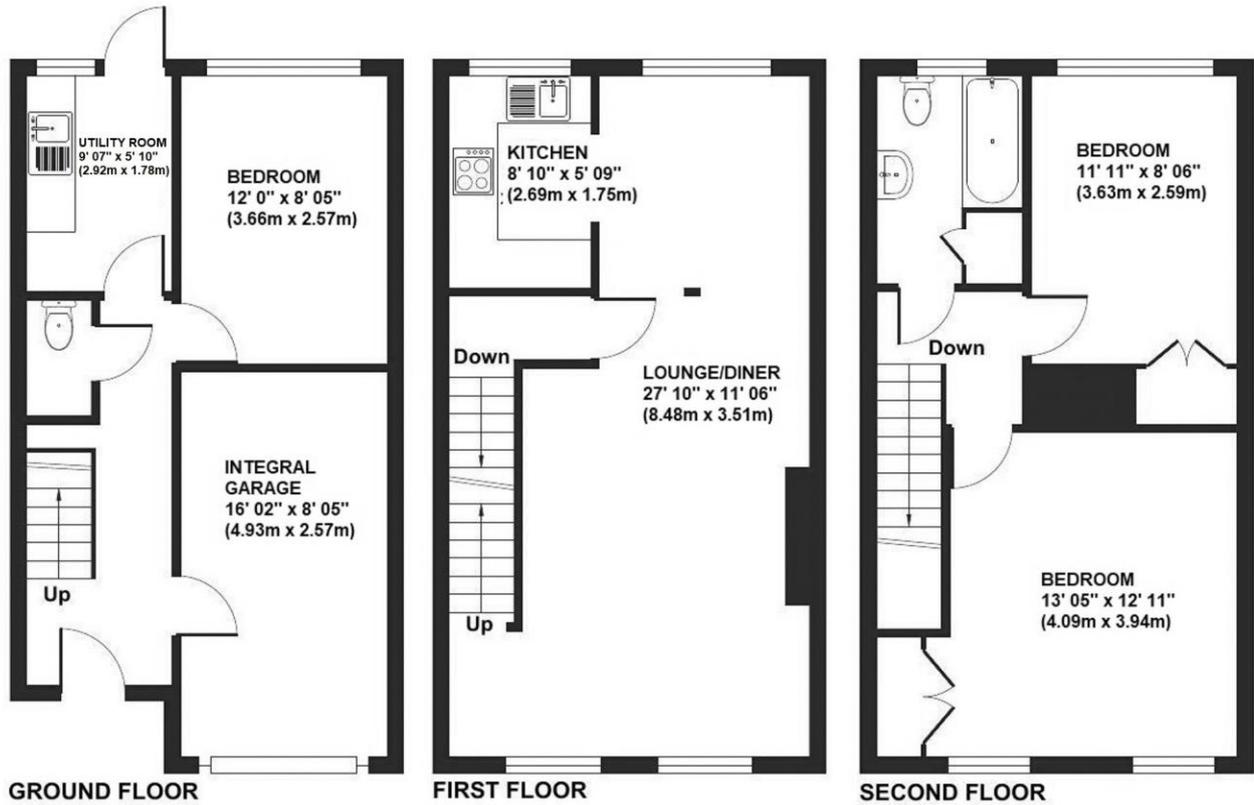
16' 02" x 8' 05" (4.93m x 2.57m) Electric up and over door to front, power and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





This plan is for illustration purpose only - not to scale



Construction: Standard
Council Tax Band: E
Tenure: Freehold

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (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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