

THOMAS BROWN

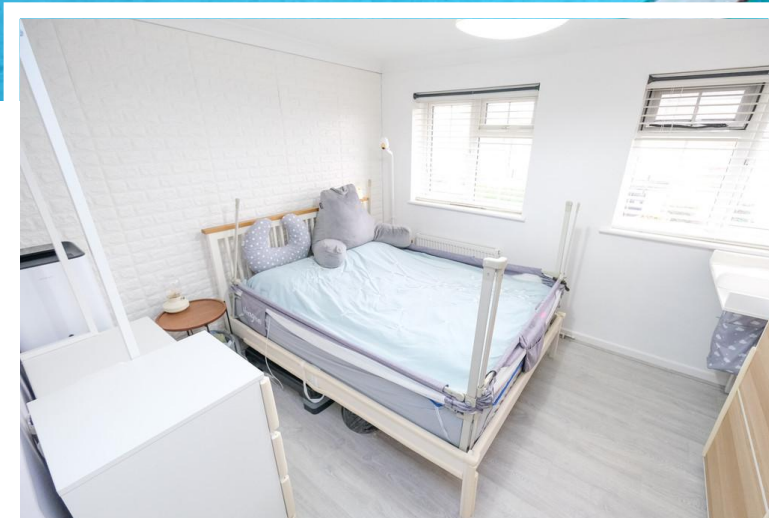
ESTATES



51 Glendower Crescent, Orpington, BR6 0UP **Guide: £425,000-£435,000**

- 2 Double Bedroom End of Terrace House
- Remodelled & Refurbished Throughout
- Close to Orpington High Street
- Garage En-Bloc & On Road Parking





Property Description

Thomas Brown Estates are delighted to offer this rear extended, must view two double bedroom end of terrace property, refurbished to a high standard throughout and remodelled to create a larger kitchen and living room space compared to others in the location. The accommodation on offer comprises; entrance porch and hallway, larger than average 18'10 modern fitted kitchen and 18'05 open plan lounge/dining room with French doors to the rear garden. To the first floor there is a landing giving access to two double bedrooms and a fantastic family bathroom with separate bath and shower cubicle. Externally there is a garden to the rear perfect for alfresco dining, on road parking and a garage en-bloc. 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 £270 charge for the upkeep of the surrounding grounds.



ENTRANCE PORCH

Double glazed sliding door to front, tiled flooring.

ENTRANCE HALL

Double glazed opaque composite door to front, storage cupboard, understairs storage cupboards, engineered wood flooring, radiator.

LOUNGE/DINER

18' 05" x 12' 05" (5.61m x 3.78m) Double glazed French doors to rear, double glazed window to rear, engineered wood flooring, two radiators.



KITCHEN

18' 10" x 6' 06" (5.74m x 1.98m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated 5 ring gas hob with extractor over, integrated double oven, integrated washing machine, integrated dishwasher, space for fridge/freezer, space for tumble dryer, tiled splashbacks, double glazed opaque door to side, double glazed window to front, underfloor heating, Amtico style flooring.

STAIRS TO FIRST FLOOR LANDING

Loft hatch, carpet, radiator.

BEDROOM 1

12' 03" x 9' 10" (3.73m x 3m) Fitted wardrobes, two double glazed windows to rear, laminate flooring, radiator.



BEDROOM 2

12' 02" x 9' 09" (3.71m x 2.97m) Double glazed window to front, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, bath, shower cubicle with rainforest head and attachment, double glazed opaque window to side, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

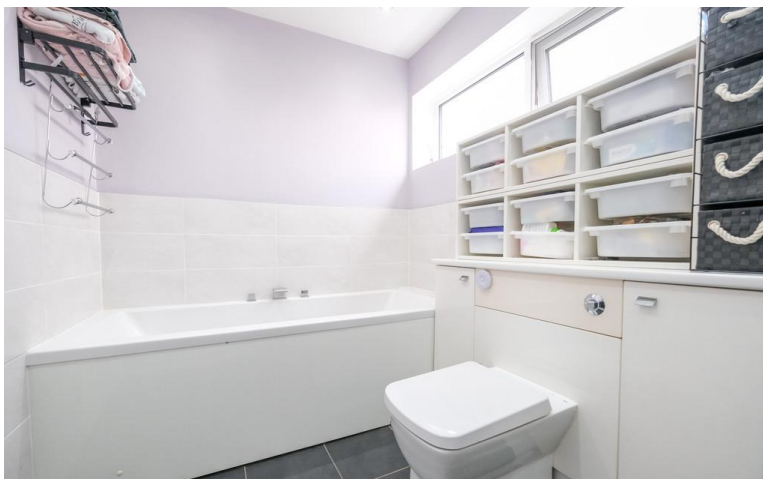
GARDEN

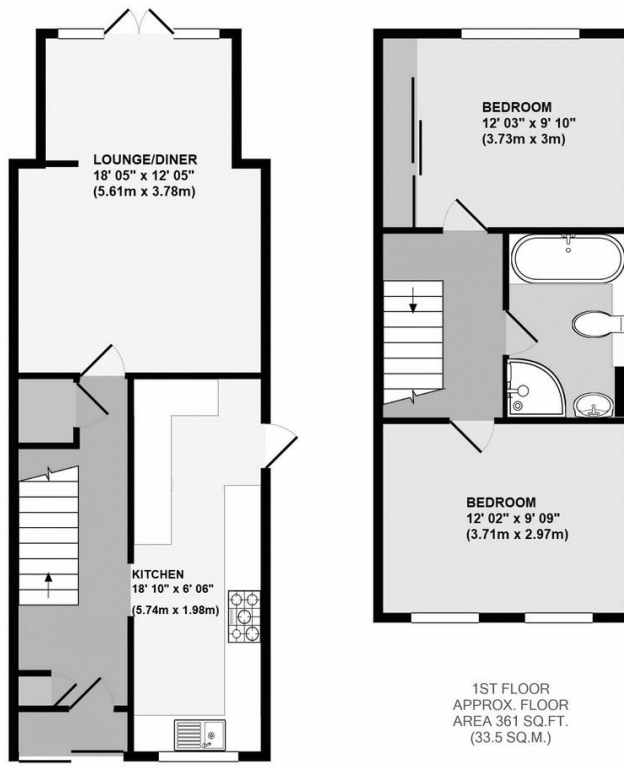
40' 0" (12.19m)

GARAGE EN-BLOC

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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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Construction: Standard

Council Tax Band: D

Tenure: Freehold

Charge for Development Grounds: £270PA – As advised by vendor

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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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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

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