

# THOMAS BROWN

ESTATES



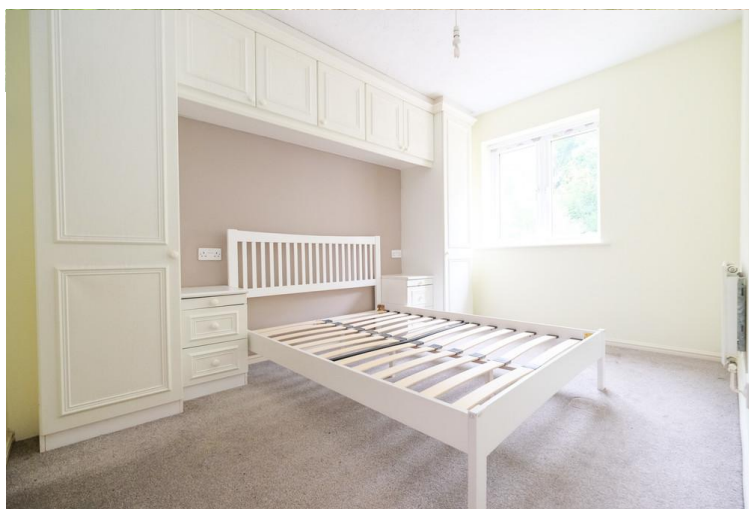
**16 Helegan Close, Orpington, BR6 9XJ**

**Offers IEO: £500,000**

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Well located for Warren Road Primary
- Situated on the Popular Maples Development
- No Forward Chain, Allocated Parking Space







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom two bathroom semi-detached house, being offered to the market with no forward chain and situated on the ever popular Maples Development, boasting walking distance to Orpington Station, Warren Road Primary School and St. Olaves. The ground floor comprises; entrance hall, lounge, kitchen/diner that spans the rear of the property and a WC to the ground floor. To the first floor are three bedrooms, master with fitted wardrobes and en-suite shower room, and a family bathroom. Externally there is a rear garden mainly laid to lawn with side access and an allocated parking space. Helegan Close is well located for local schools including Warren Road Primary and St. Olaves, shops, bus routes, Orpington High Street and mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the quality of location on offer.





#### ENTRANCE HALL

Door to front, laminate flooring, coconut mat, radiator.

#### LOUNGE

17' 07" x 14' 06" (5.36m x 4.42m) Double glazed window to front, laminate flooring, two radiators.

#### KITCHEN/DINER

14' 06" x 9' 0" (4.42m x 2.74m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated gas hob with extractor over, space for washing machine, space for dishwasher, space for fridge/freezer, double glazed window and double glazed French door to rear, laminate and vinyl flooring, radiator.



#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to front, laminate flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

11' 06" x 8' 06" (3.51m x 2.59m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin, shower cubicle, vinyl flooring, radiator.



#### BEDROOM 2

10' 06" x 8' 01" (3.2m x 2.46m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 08" x 5' 09" (2.64m x 1.75m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath, double glazed opaque window to rear, vinyl flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

35' 0" x 19' 08" (10.67m x 5.99m) Mainly laid to lawn, side access.

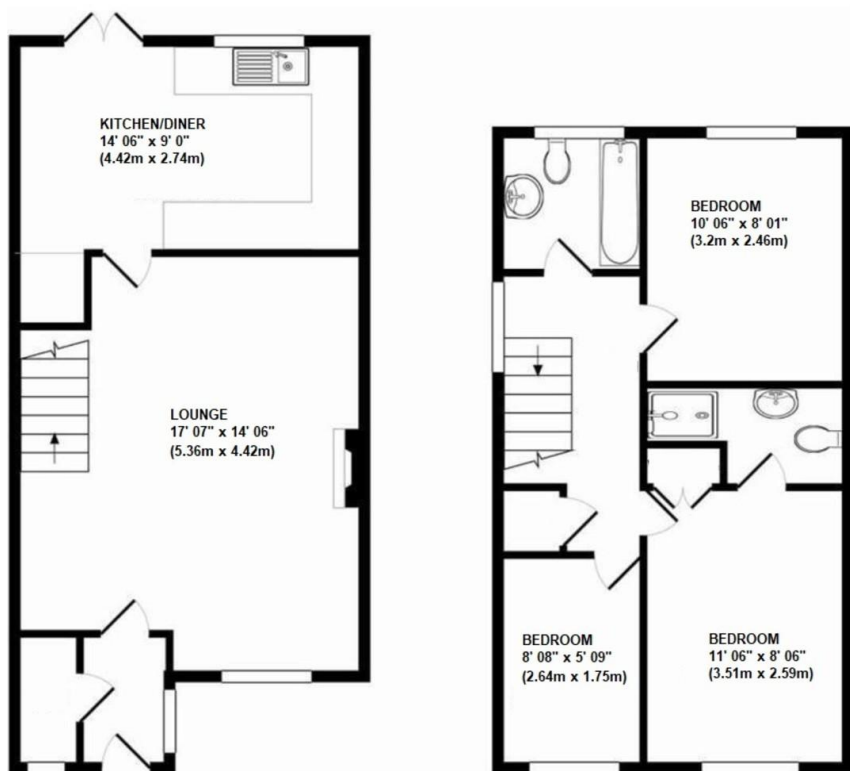
#### ALLOCATED PARKING SPACE

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



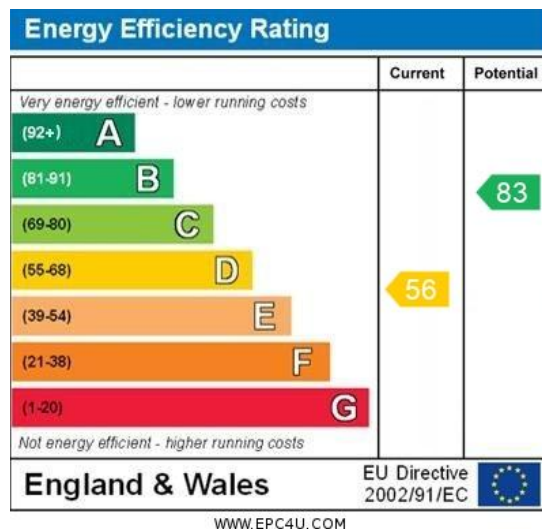


This plan is for illustration purpose only - not to scale



**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.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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