

# THOMAS BROWN

ESTATES



**3 Allard Close, Orpington, BR5 4EB**

**Asking Price: £450,000**

- 3 Bedroom, 2 Reception Room Detached Bungalow
- Off Street Parking for 6 Vehicles
- Deceptively Spacious & Rear Extended
- Sought After Mungo Park Way Development







## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and rear extended, modernised three bedroom two reception room detached bungalow situated on a quiet close in the ever sought after Mungo Park Way development boasting a drive for six vehicles and a feature vaulted ceiling in the living room. The property on offer comprises: entrance hall, lounge with feature vaulted ceiling, dining room/2nd reception room (both reception rooms have direct access to the garden), modern fitted kitchen, three bedrooms, shower room and a utility room. Externally, there is a low maintenance courtyard style garden, integral garage and a block paved drive for six vehicles. Allard Close is well located for local schools, shops, bus routes and St Mary Cray station. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the quiet location and floor space on offer.





#### ENTRANCE PORCH

Wooden door to side, tiled flooring.

#### ENTRANCE HALL

Cupboard, loft hatch, parquet flooring, radiator.

#### LOUNGE

20' 05" x 14' 03" (6.22m x 4.34m) Double glazed sliding doors to rear, two double glazed windows to side, feature vaulted ceiling, carpet, two radiators.

#### DINING ROOM

14' 0" x 10' 11" (4.27m x 3.33m) Double glazed French doors to side, double glazed window to front, carpet, radiator.



#### KITCHEN

10' 08" x 8' 06" (3.25m x 2.59m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated electric hob with extractor over, integrated oven, integrated dishwasher, space for under counter fridge and freezer, tiled walls, opaque door to side, double glazed window to side, tiled flooring, radiator.

#### UTILITY ROOM

Base units with worktops over, stainless steel sink and drainer, space for washing machine and dryer, opaque double glazed window to side, vinyl flooring.

#### BEDROOM 1

13' 08" x 10' 07" (4.17m x 3.23m) Built in wardrobe, double glazed window to side, parquet flooring, radiator.



#### BEDROOM 2

13' 08" x 9' 04" (4.17m x 2.84m) Double glazed window to front, parquet flooring, radiator.

#### BEDROOM 3

10' 01" x 7' 04" (3.07m x 2.24m) Built in wardrobe, double glazed window to side, parquet flooring, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle, opaque double glazed window to side, tiled walls, tiled flooring, radiator.

#### OTHER BENEFITS I INCLUDE:

#### OFF STREET PARKING

Block paved driveway for six vehicles, access to garage.

#### GARAGE

16' 10" x 8' 06" (5.13m x 2.59m) Electric up and over door, power and light.

#### GARDEN

22' 0" x 17' 0" (6.71m x 5.18m) Low maintenance, courtyard style, shed, flowerbeds.

#### CENTRAL HEATING SYSTEM

#### DOUBLE GLAZING





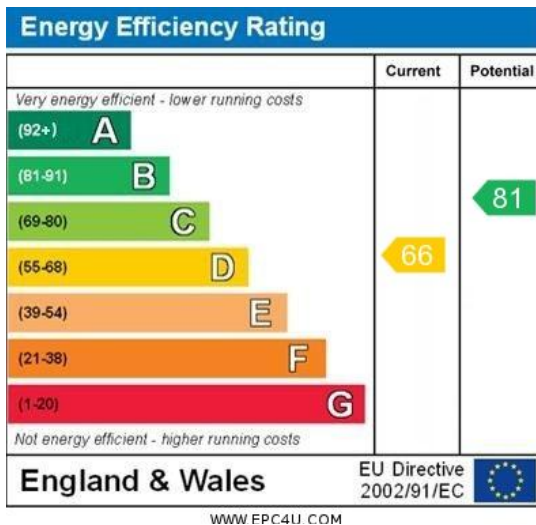
TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (117.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold



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

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