

THOMAS BROWN

ESTATES



3 Allard Close, Orpington, BR5 4EB

Asking Price: £450,000

- 3 Bedroom, 2 Reception Room Detached Bungalow
- Deceptively Spacious & Rear Extended
- Off Street Parking for 6 Vehicles
- 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 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.

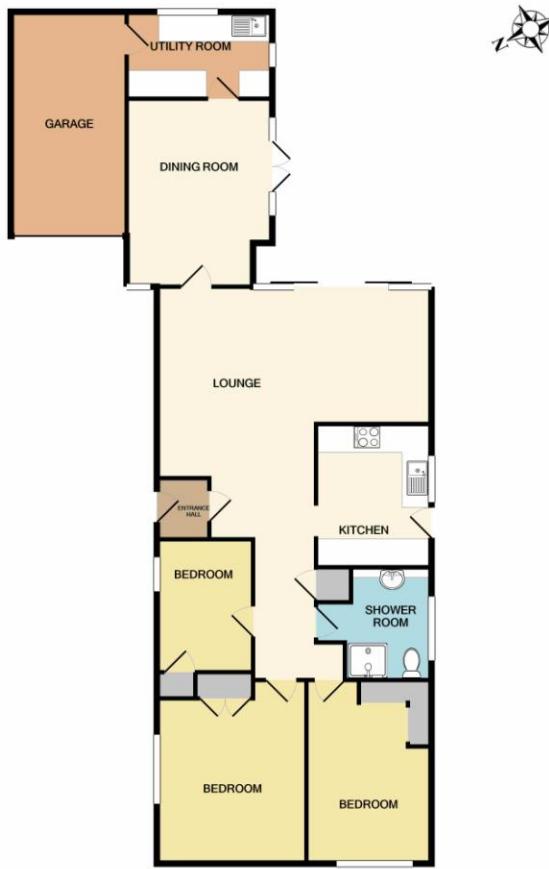
GARDEN

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. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
 Made with Metropix ©2020

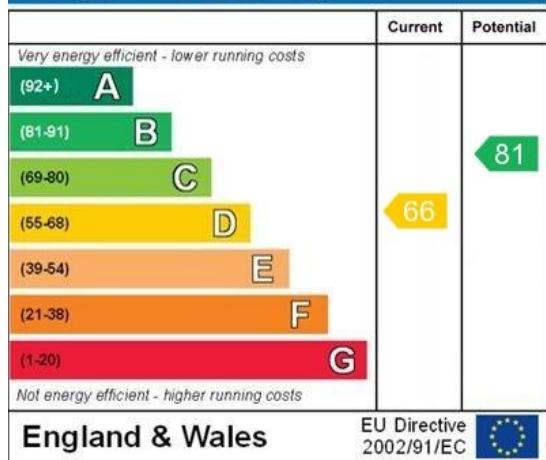
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Energy Efficiency Rating



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