

# THOMAS BROWN

ESTATES



## 9 Kevington Close, Orpington, BR5 2NX **Asking Price: £415,000**

- 3 Double Bedroom Semi Detached House
- Deceptively Spacious
- Potential to Extend (STPP)
- Walking Distance to St Mary Cray Station







## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, three double bedroom semi detached property situated in a quiet close, boasting a convenient location for local amenities including walking distance to St. Mary Cray Station. Although the property already boasts a strong floor space there is fantastic potential to extend to the rear and/or into the loft space if required (STPP). The property on offer comprises: entrance hallway, dual aspect lounge/dining room and a kitchen/breakfast room to the ground floor. To the first floor are three double bedrooms and a family bathroom. Externally there is a good size rear garden mainly laid to lawn with a patio area and on street parking to the front. Kevington Close is well located for local schools, shops, bus routes, and St Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view.





#### FRONT

On road parking, low maintenance, flowerbeds.

#### ENTRANCE HALL

Composite door to front, laminate flooring, radiator.

#### LOUNGE/DINER

26' 11" x 12' 08" (8.2m x 3.86m) Double glazed French doors to rear, double glazed bay window to front, part laminate flooring, part carpet, two radiators.

#### KITCHEN/BREAKFAST ROOM

16' 10" x 10' 08" (5.13m x 3.25m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated gas hob with extractor over, integrated double oven, space for fridge/freezer, space for washing machine, space for dryer, tiled splashbacks, opaque double glazed door to side, double glazed window to rear, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to front and side, loft hatch.

#### BEDROOM 1

13' 02" x 12' 11" (4.01m x 3.94m) Double glazed window to rear, carpet, radiator.



#### BEDROOM 2

12' 10" x 10' 0" (3.91m x 3.05m) Double glazed window to front, carpet, radiator.

#### BEDROOM 3

10' 08" x 10' 03" (3.25m x 3.12m) Double glazed window to rear, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, corner bath with shower over, opaque double glazed window to side, tiled walls, laminate flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

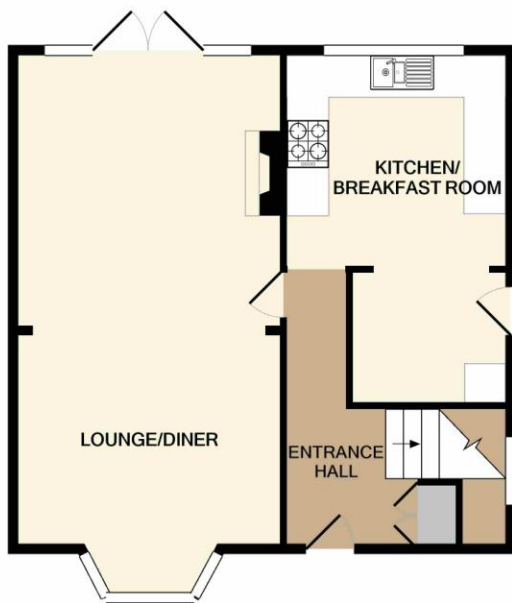
48' 0" x 35' 0" (14.63m x 10.67m) Patio area with rest laid to lawn, shed, side access.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



Please note that the property is believed to be of a type of concrete construction and we recommend that you check with your mortgage broker or lender that it is suitable for their lending criteria.



GROUND FLOOR  
APPROX. FLOOR  
AREA 564 SQ.FT.  
(52.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1107 SQ.FT. (102.9 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:

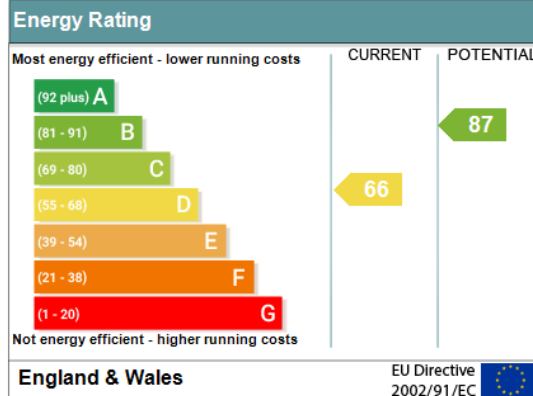
**Council Tax Band:**

**Construction:** Standard

**Tenure:** Freehold

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Address: 9 KEVINGTON CLOSE, ORPINGTON, ORPINGTON, BR5 2NX  
RRN: 2392-3900-5200-7040-8200



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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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