

THOMAS BROWN

ESTATES



93 Clareville Road, Orpington, BR5 1RU **Asking Price: £325,000**

- 2 Bedroom Split Level Maisonette
- Recently Refurbished Throughout
- Deceptively Spacious
- Garage En-Bloc





Property Description

Thomas Brown Estates are delighted to market this deceptively spacious, two bedroom, split level maisonette situated in a sought after location, close to schools, and well positioned for access to Orpington station and the PRU hospital. The property has been newly re-decorated throughout and comprises: private entrance hallway and stairs, lounge and kitchen/diner to the first floor. To the second floor of the property are two bedrooms and a family bathroom. The property also benefits from a garage en-bloc and a remaining lease of 96 years. Other benefits include double glazing and electric heating system, and is offered with no forward chain. Clareville Road is well located for local schools, shops including Orpington and Locksbottom High Streets, bus routes and Orpington mainline station. Internal viewing is highly recommended to appreciate the standard of accommodation on offer. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

UPVC door with double glazed panel to front, storage cupboard, carpet.

ENTRANCE STAIRCASE

Single glazed door, carpet.

LOUNGE

14' 11" x 14' 02" (4.55m x 4.32m) (measured to longest and widest points) Double glazed bay window to front, electric radiator.

KITCHEN/DINER

14' 02" x 10' 07" (4.32m x 3.23m) (measured to longest point) Range of matching wall and base units with worktops over, one and a half bowl sink with mixer tap, integrated oven/hob with extractor over, integrated fridge/freezer, integrated washing machine, two double glazed windows to rear, vinyl flooring, electric radiator.



STAIRS TO SECOND FLOOR LANDING

Airing cupboard, loft access, carpet, electric radiator.

BEDROOM 1

12' 03" x 11' 01" (3.73m x 3.38m) Built in storage, double glazed window to front, carpet, electric radiator.



BEDROOM 2

10' 09" x 7' 0" (3.28m x 2.13m) Built in storage, double glazed window to rear, carpet, electric radiator.

BATHROOM

Low level WC, pedestal wash hand basin, panel enclosed bath with shower over, double glazed window to rear, tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARAGE EN-BLOC

16' 08" x 7' 07" (5.08m x 2.31m) Second one in from the road, white door.



SMARTPHONE COMPATIBLE ELECTRIC HEATING SYSTEM

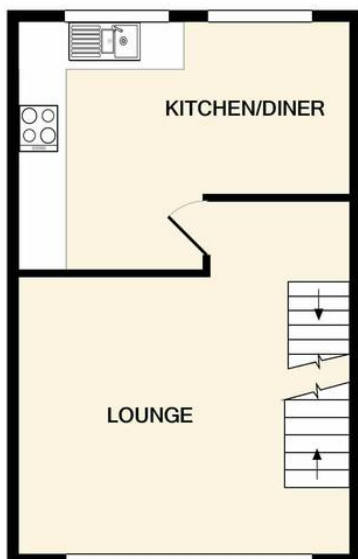
DOUBLE GLAZING

NO FORWARD CHAIN

NEWLY REFURBISHED THROUGHOUT



ENTRANCE FLOOR
APPROX. FLOOR
AREA 29 SQ.FT.
(2.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 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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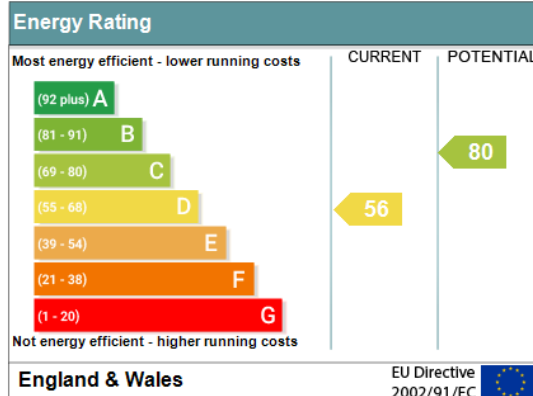
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Leasehold

Address: 93 CLAREVILLE ROAD, ORPINGTON, ORPINGTON, BR5 1RU
RRN: 1430-2129-2009-0807-1202



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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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