

# THOMAS BROWN

ESTATES



**37 Haydens Close, Orpington, BR5 4JE**

**Asking Price: £415,000**

- 3 Bedroom End of Terrace House
- Immaculately Presented
- No Forward Chain, Quiet Close
- Garage En-Bloc





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented three bedroom end of terrace property situated at the end of a quiet close, offered to the market with no forward chain and within walking distance to the High Street that must be viewed to fully appreciate the specification and quiet location on offer. The accommodation comprises: entrance hall, living room with feature sliding doors to the open plan kitchen/diner and a conservatory to the ground floor. To the first floor are three bedrooms and a recently installed family bathroom. Externally there is a good size rear garden with two patios perfect for entertaining, garage en bloc, a residents car park and on street parking to the front. Haydens Close is well located for local schools, Orpington High Street, Orpington and St. Mary Cray Stations and local bus routes. Viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



#### ENTRANCE HALL

Double glazed composite door to front, laminate flooring, radiator.

#### LOUNGE

14' 08" x 12' 04" (4.47m x 3.76m) Double glazed window to front, feature wooden doors to kitchen/diner, under stairs storage, laminate flooring, radiator.

#### KITCHEN/DINER

15' 05" x 11' 03" (4.7m x 3.43m) Range of matching wall and base units with solid wood worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated induction hob with extractor over, integrated slimline dishwasher, space for American style fridge/freezer, space for washing machine, kickboard lighting, tiled splashbacks, double glazed French doors to conservatory, double glazed window to rear, laminate flooring, radiator.

#### CONSERVATORY

9' 02" x 8' 10" (2.79m x 2.69m) Brick base, double glazed French doors to side, double glazed windows to side and rear, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, loft hatch, carpet.

#### BEDROOM 1

11' 09" x 9' 0" (3.58m x 2.74m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.



#### BEDROOM 2

11' 08" x 9' 01" (3.56m x 2.77m) Double glazed window to rear, laminate flooring, radiator.



#### BEDROOM 3

8' 01" x 6' 01" (2.46m x 1.85m) Double glazed window to front, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, part tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

48' 0" x 20' 0" (14.63m x 6.1m) Two patio areas with rest laid to lawn, shed, side access, flowerbeds.

#### COMMUNAL GARDENS FOR RESIDENTS

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 875 SQ.FT. (81.3 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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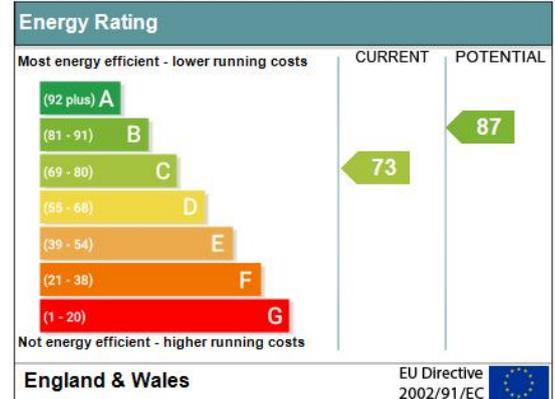
## Other Information:

**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold

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RRN: 0817-3901-4209-6710-3200



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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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