

THOMAS BROWN

ESTATES



3 Squirrel Close, Orpington, BR6 8BF

Asking Price: £650,000

- 4 Bedroom, 2 Bathroom Detached House
- Situated in a Quiet Close
- Spacious Lounge, Kitchen/Diner
- Close to Orpington & Petts Wood Stations





Property Description

Thomas Brown Estates are delighted to offer this four double bedroom, two bathroom detached property situated in a quiet close of just four houses yet boasting a central location for Orpington and Petts Wood Station, Crofton Primary School and Darrick Wood Schools. The accommodation on offer comprises: entrance hallway, spacious lounge which leads to the conservatory, kitchen/diner and a WC to the ground floor. To the first floor are four double bedrooms with an ensuite to the master bedroom and a family bathroom. Externally there is a garden mostly laid to lawn to the rear, integral garage (STPP could be converted into additional living space if required) and a drive to the front for numerous vehicles. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the property and location on offer.



ENTRANCE HALL

Wooden door to front, under stairs storage cupboard, opaque window to front, wood effect flooring.

LOUNGE

20' 09" x 11' 06" (6.32m x 3.51m) Double doors to conservatory, window to front, wood effect flooring, two radiators.

CONSERVATORY

11' 09" x 6' 07" (3.58m x 2.01m) Door and windows to garden.

KITCHEN/DINER

15' 04" x 10' 08" (4.67m x 3.25m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven, integrated washer/dryer, space for fridge/freezer, tiled splashbacks, space for table and chairs, door to rear, windows to rear, wood effect flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, door to garage.

STAIRS TO FIRST FLOOR LANDING

Window to front, carpet, radiator.

MASTER BEDROOM

12' 0" x 11' 08" (3.66m x 3.56m) Fitted wardrobes, window, carpet, radiator.

EN-SUITE

Large than average, low level WC, wash hand basin, bath with shower attachment, window to rear, part tiled walls, vinyl flooring, radiator.

BEDROOM

9' 10" x 9' 10" (3m x 3m) Window, carpet, radiator.

BEDROOM

11' 06" x 8' 09" (3.51m x 2.67m) Window, carpet, radiator.

BEDROOM

9' 0" x 8' 01" (2.74m x 2.46m) Window, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, window, part tiled walls, vinyl flooring.

OTHER BENEFITS I INCLUDE:

OFF STREET PARKING

Block paved driveway, access to garage, side access.

INTEGRAL GARAGE

19' 09" x 8' 07" (6.02m x 2.62m) Up and over door, power and light.

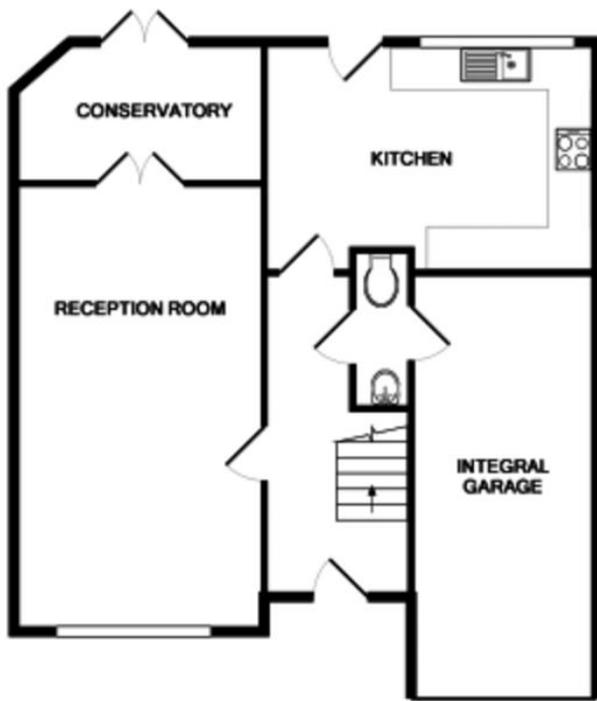
GARDEN

Patio area with rest laid to lawn, side access, mature flowerbeds.

CENTRAL HEATING SYSTEM

ALARM SYSTEM





GROUND FLOOR
APPROX. FLOOR
AREA 69.3 SQ.M.
(745 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 58.8 SQ.M.
(632 SQ.FT.)

TOTAL APPROX. FLOOR AREA 128.0 SQ.M. (1378 SQ.FT.)

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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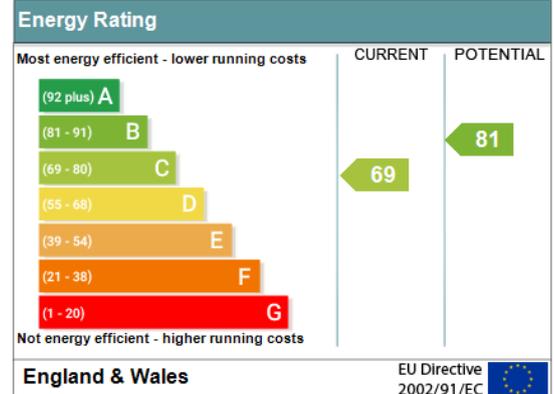
Other Information:

Council Tax Band: G

Construction: Standard

Tenure: Freehold

Address: 3 SQUIRREL CLOSE, ORPINGTON, ORPINGTON, BR6 8BF
RRN: 7730-0822-2009-0937-1206



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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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