

THOMAS BROWN

ESTATES



24 Cygnet Close, Orpington, BR5 2FF

Asking Price: £475,000

- 4 Bedroom, 3 Bathroom Semi-Detached House
- Potential to Extend to Rear (STPP)
- Well Located for St. Mary Cray Station
- Immaculately Presented





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, four bedroom three bathroom semi-detached property (built 2014), forming part of a private road that must be viewed to fully appreciate the quality of accommodation on offer. The property comprises: large entrance hall, lounge/dining room with French doors to the rear garden, modern fitted kitchen and a WC (large enough to turn into a shower room) to the ground floor. To the first floor is a landing providing access to two double bedrooms, one boasting an en-suite and a family bathroom. To the second floor are two bedrooms (one currently being used as a walk-in wardrobe), with the master boasting a Juliet balcony and en-suite. Externally there is a smart, landscaped rear garden perfect for alfresco dining and two parking spaces to the front with additional parking for visitors. Points to notes: potential to extend to the rear (STPP), solar panels and a communal garden for residents. Cygnet Close is well located for local schools, shops including Chislehurst and Petts Wood High Street, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the location, specification and private road on offer.





ENTRANCE HALL

Pantry style understairs cupboard, double glazed composite door to front, tiled flooring, radiator.

LOUNGE/DINER

15' 2" x 14' 2" (4.62m x 4.32m) Double glazed window and double glazed French doors to rear, laminate flooring, radiator.

KITCHEN

11' 1" x 7' 8" (3.38m x 2.34m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated dishwasher, tiled splashbacks, space for fridge/freezer, space for washing machine, double glazed window to front, tiled flooring.

CLOAKROOM

(large enough to create a shower room) Low level WC, wash hand basin in vanity unit, double glazed opaque window to side, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Wooden stairs, laminate flooring on landing.

BEDROOM 2

14' 1" x 10' 9" (4.29m x 3.28m) (measured at maximum) Two double glazed windows to front, laminate flooring, radiator.

BEDROOM 3

10' 6" x 9' 10" (3.2m x 3m) Built in wardrobes, double glazed window to rear, laminate flooring, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower, double glazed opaque window to rear, tiled flooring, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, part tiled walls, tiled flooring, radiator.

STAIRS TO SECOND FLOOR LANDING

Wooden stairs, laminate flooring on landing.

BEDROOM 1

13' 0" x 9' 6" (3.96m x 2.9m) Juliet balcony to rear, laminate flooring, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower, double glazed opaque window to rear, part tiled walls, tiled flooring, heated towel rail.



BEDROOM 4

10' 11" x 9' 5" (3.33m x 2.87m) (measured at maximum) (used as walk-in wardrobe) Two Velux windows to front, laminate flooring, radiator.

OTHER BENEFITS INCLUDE:

OFF STREET PARKING

Two parking spaces to the front with additional parking for visitors.

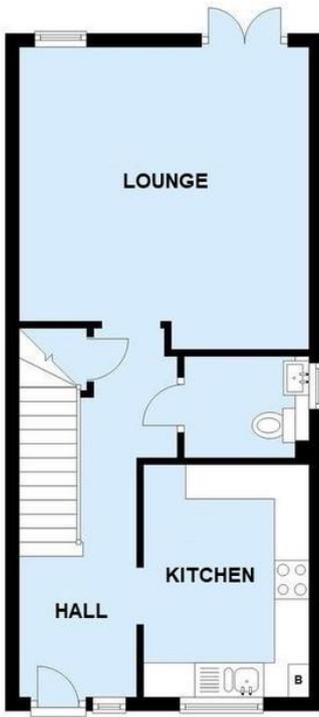
GARDEN

45' 0" (13.72m) Landscaped, patio area with rest laid to lawn, mature flowerbeds, side access.

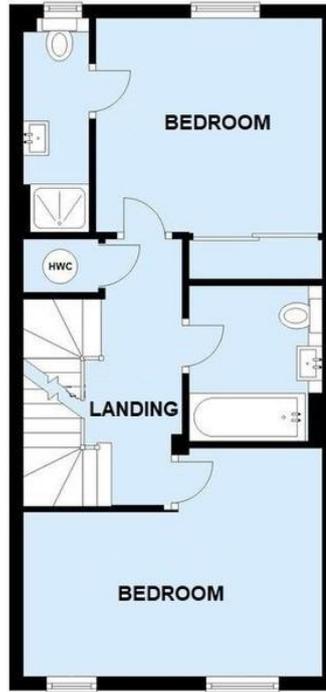
DOUBLE GLAZING



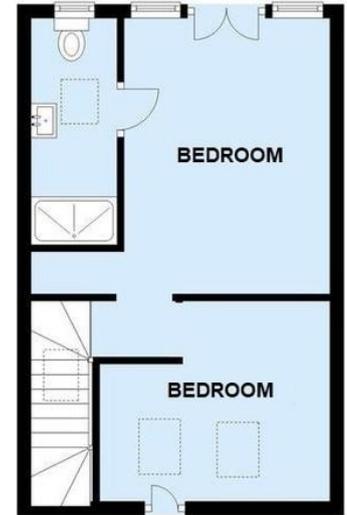
GROUND FLOOR



1ST FLOOR



SECOND FLOOR

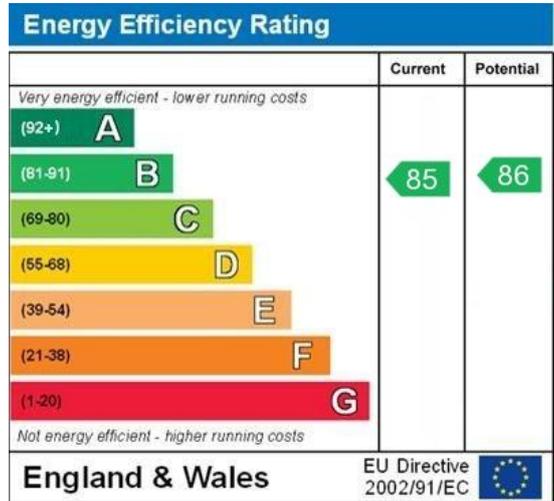


Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold



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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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