

THOMAS BROWN

ESTATES



4 Clarendon Grove, Orpington, BR5 2PH

Offers IEO: £425,000

- 3 Bedroom Semi-Detached House
- Potential To Extend (STPP)
- Well Located for Local Amenities & St. Mary Cray Station
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are pleased to present this spacious, purpose built three bedroom semi-detached home, ideally situated within walking distance of a range of local amenities and St. Mary Cray Station.

Offered to the market with no onward chain, the property provides excellent potential for extension to the side and/or conversion of the loft space, subject to the necessary planning permissions.

The accommodation comprises an entrance porch and hall way, a bright lounge, kitchen/dining room, lobby, and ground floor WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a rear garden, a garage to the side, and off-street parking via a driveway to the front.

The property does require refurbishment throughout, which has been reflected in the asking price, making it an excellent opportunity for buyers looking to add value and create a home to their own specification.

Please contact Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Double glazed opaque sliding door to front, carpet.

ENTRANCE HALL

Composite door to front, carpet, radiator.

LOUNGE

14' 05" x 12' 05" (4.39m x 3.78m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

17' 07" x 9' 09" (5.36m x 2.97m) (measured at maximum) Range of matching wall and base units with worktops over, sink and drainer, space for cooker, space for washing machine, space for table and chairs, double glazed window to rear, wood effect flooring, radiator.

LOBBY

Double glazed opaque door and double glazed opaque panel to rear, under stairs storage, wood effect flooring, radiator.

CLOAKROOM

WC, tiled walls, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet.

BEDROOM 1

11' 11" x 11' 07" (3.63m x 3.53m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2

13' 10" x 9' 0" (4.22m x 2.74m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 3

8' 07" x 8' 0" (2.62m x 2.44m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BATHROOM

WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled walls, tiled effect flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

35' 0" x 28' 0" (10.67m x 8.53m) (measured at maximum) Patio area with resealed to lawn, mature flowerbeds, side access.

FRONT

Drive with lawn area to side, behind mature hedges.

GARAGE

20' 02" x 7' 10" (6.15m x 2.39m) Up and over door to front, door to side, power and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

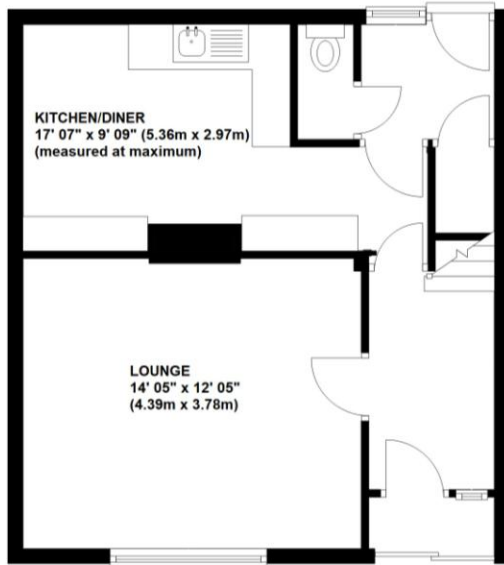
NO FORWARD CHAIN

This property is believed to be of a type of concrete construction that is mortgageable. We recommend that you check with your mortgage broker/lender that this is suitable for their lending criteria.



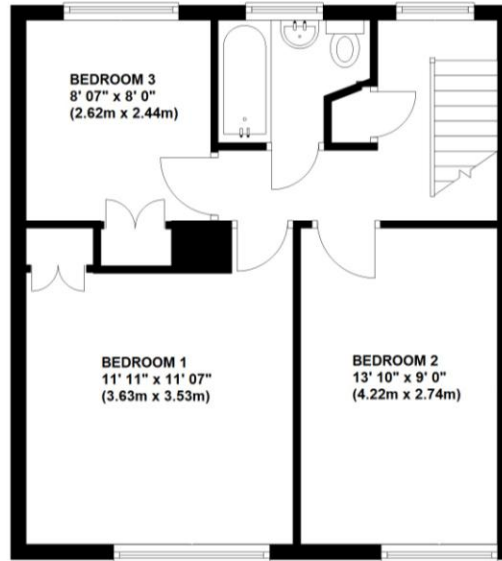
Ground Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



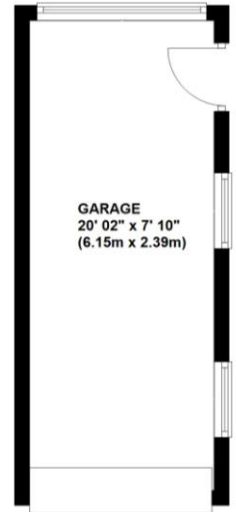
First Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



Outbuilding

Approx. 15.2 sq. metres (163.4 sq. feet)



Total area: approx. 101.6 sq. metres (1093.7 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating

Very energy efficient - lower running costs

(92-100)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F

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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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