

THOMAS BROWN

ESTATES



7 Green Farm Close, Orpington, BR6 6DJ

Asking Price: £675,000

- 3 Double Bedroom, 2 Reception Room Detached Property
- Close Proximity to many Local Schools & Chelsfield Station
- Fantastic Potential to Extend (STPP)
- Garage & Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this three double bedroom, two bathroom detached property boasting close proximity to many local schools and amenities including: Warren Road and Darrick Wood schools, Green St Green High Street, Glentrammon Park and Chelsfield Station. The property comprises: entrance hall, lounge that is open plan to the dining room, kitchen and a shower room to the ground floor. To the first floor are three double bedrooms and family bathroom. Externally there is a driveway for two vehicles and a garage, with a rear garden of approx. 88' mainly laid to lawn with a patio perfect for alfresco dining and entertaining. STPP there is fantastic potential to extend across the rear and/or into the loft space as others have done on the road. The property is well located for many sought after schools, Chelsfield Station and local shopping facilities which can be found in Green Street Green, Chelsfield and Orpington Town Centre. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location and floor space on offer.



ENTRANCE HALL

Door to front, parquet flooring, covered radiator.

LOUNGE

15' 07" x 12' 05" (4.75m x 3.78m) Double glazed window to front, parquet flooring, radiator.

DINING ROOM

12' 05" x 9' 10" (3.78m x 3m) Double glazed windows and double glazed French doors to rear, parquet flooring, radiator.

KITCHEN

14' 02" x 9' 11" (4.32m x 3.02m) Wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for American fridge/freezer, space for washing machine, space for dishwasher, double glazed window to rear, double glazed opaque door to side, vinyl flooring.



SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM 1

15' 11" x 13' 03" (4.85m x 4.04m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 06" x 12' 04" (3.81m x 3.76m) Double glazed window to front, carpet, radiator.

BEDROOM 3

10' 11" x 9' 11" (3.33m x 3.02m) Double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to front, wood effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

88' 0" x 35' 0" (26.82m x 10.67m) Patio area with rest laid to lawn.

FRONT GARDEN/OFF STREET PARKING

Laid to lawn, drive.

GARAGE

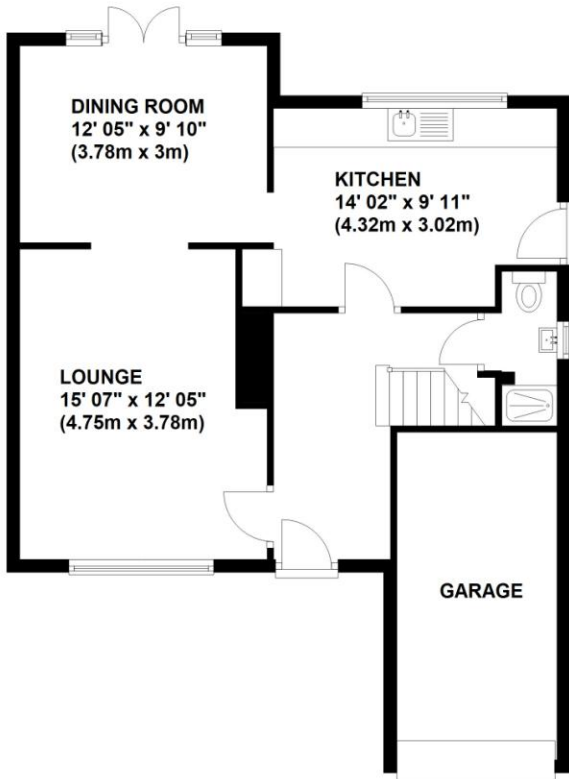
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



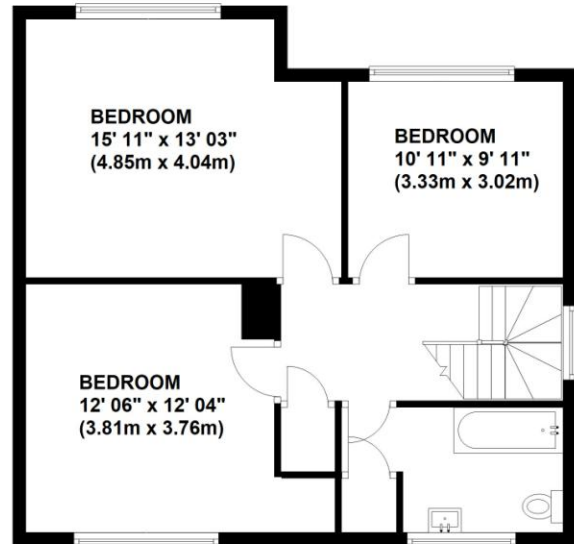
Ground Floor

Approx. 68.3 sq. metres (734.9 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.0 sq. feet)



Total area: approx. 129.0 sq. metres (1388.9 sq. feet)

This plan is for illustration purpose only - not to scale



Construction: Standard

Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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