

THOMAS BROWN

ESTATES

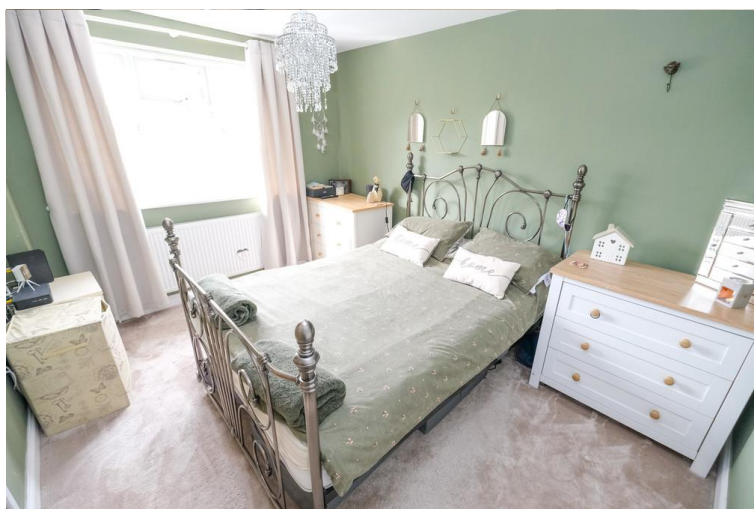
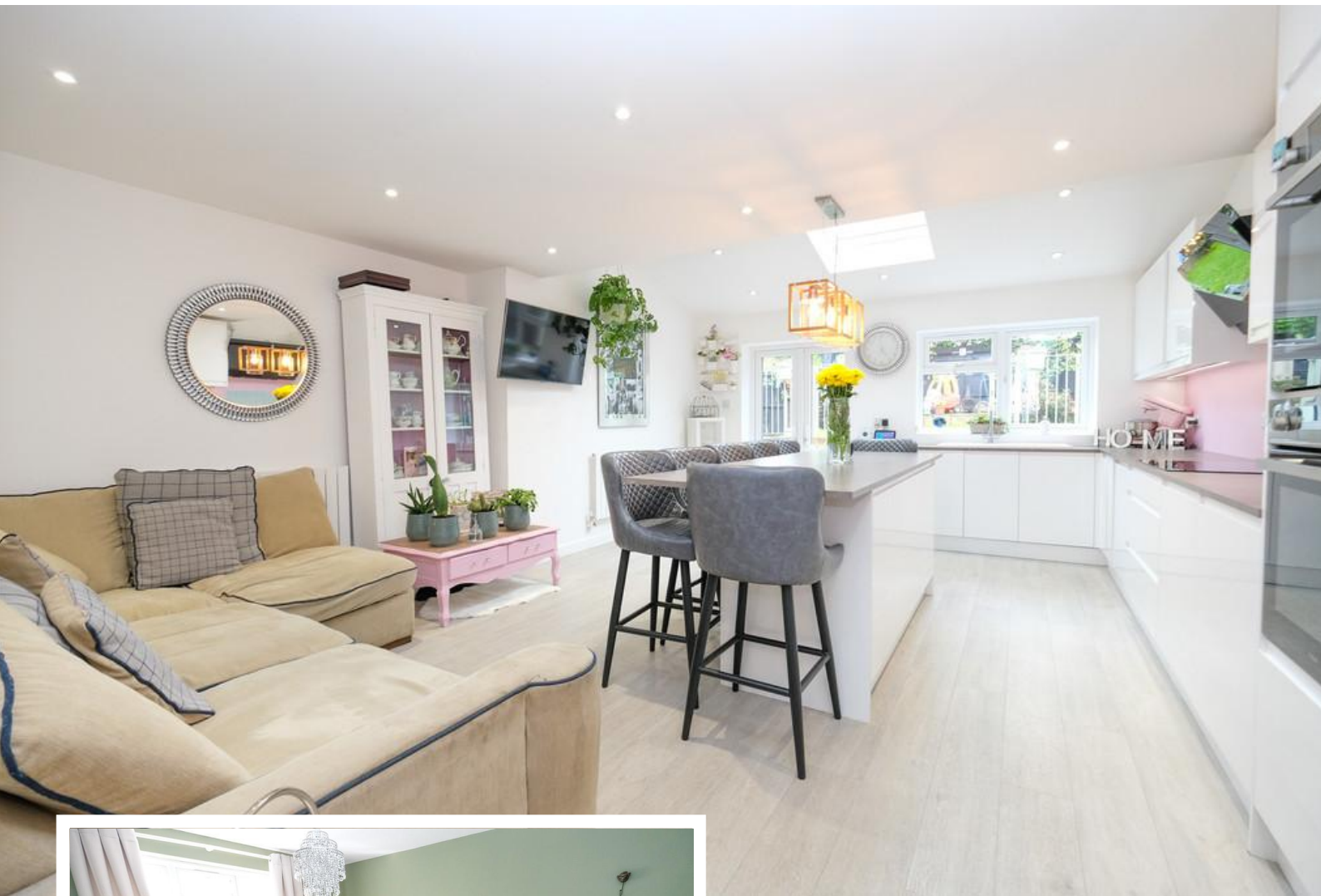


20 Gardiner Close, Orpington, BR5 3HW

Asking Price: £475,000

- 3 Bedroom, Rear Extended Mid Terrace House
- 19'7x15'9 Kitchen/Diner, Bonus Loft Room
- Landscaped Rear Garden
- Sought After Close, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, rear extended three bedroom terraced property boasting a landscaped rear garden, 19'7x15'9 kitchen/diner and drive to the front, situated in a sought after quiet close that must be viewed to fully appreciate what this property has to offer. The accommodation comprises: entrance hall, lounge, kitchen/diner with feature central island and part vaulted ceiling, and a WC to the ground floor. To the first floor are three bedrooms including two good size doubles and a modern family bathroom. There are stairs to a bonus loft room that could be converted into a bedroom with en-suite if required (STPP). Externally there is a landscaped rear garden perfect for entertaining and a driveway to the front. Gardiner Close is well located for St. Mary Cray station, local bus routes, shops, schools, golf course & local health clubs. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and specification on offer.



ENTRANCE HALL

Double glazed opaque door to front, understairs storage, wood effect flooring, radiator.

LOUNGE

17' 05" x 9' 09" (5.31m x 2.97m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

19' 07" x 15' 09" (5.97m x 4.8m) Range of matching wall and base units with worktops over, sink and drainer, integrated double oven, integrated induction hob with extractor over, integrated tower fridge, integrated tower freezer, integrated dishwasher, central island and breakfast bar, double glazed window and double glazed French doors to rear, wood effect flooring, Velux window, two radiators.



CLOAKROOM

Low level WC, wash hand basin, wood effect flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet, radiator.

BEDROOM 1

12' 04" x 9' 07" (3.76m x 2.92m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2

12' 11" x 8' 05" (3.94m x 2.57m) Built in wardrobe, double glazed window to rear, carpet, radiator.



BEDROOM 3

9' 07" x 8' 0" (2.92m x 2.44m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, wood effect flooring, tiled walls.

STAIRS TO LOFT ROOM

Carpet.

LOFT ROOM

OTHER BENEFITS INCLUDE:

GARDEN

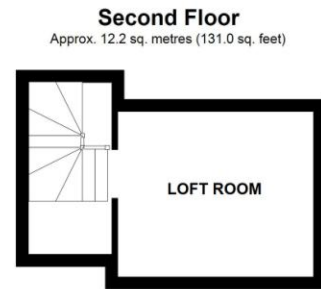
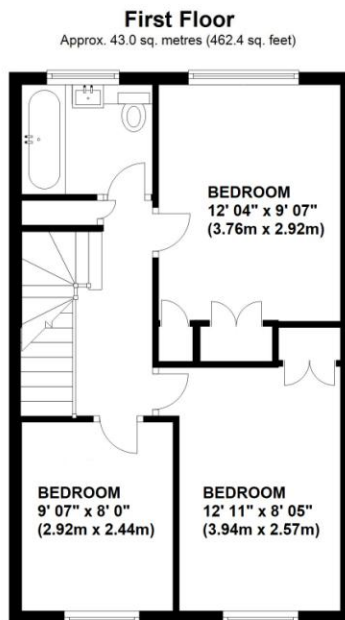
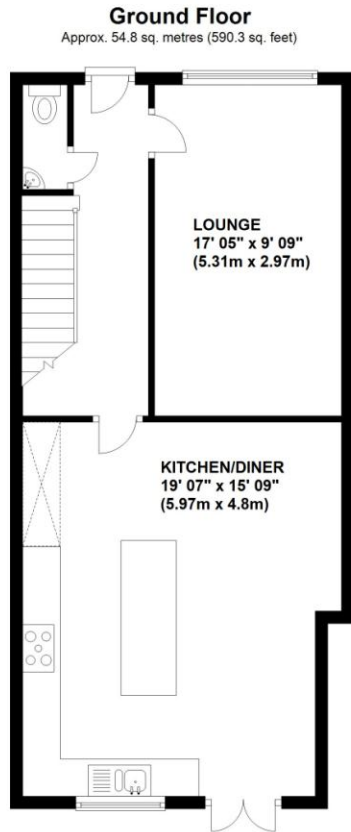
40' (12.19m) Landscaped, patio area with rest laid to lawn.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





Total area: approx. 110.0 sq. metres (1183.6 sq. feet)



Construction: Standard
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES