

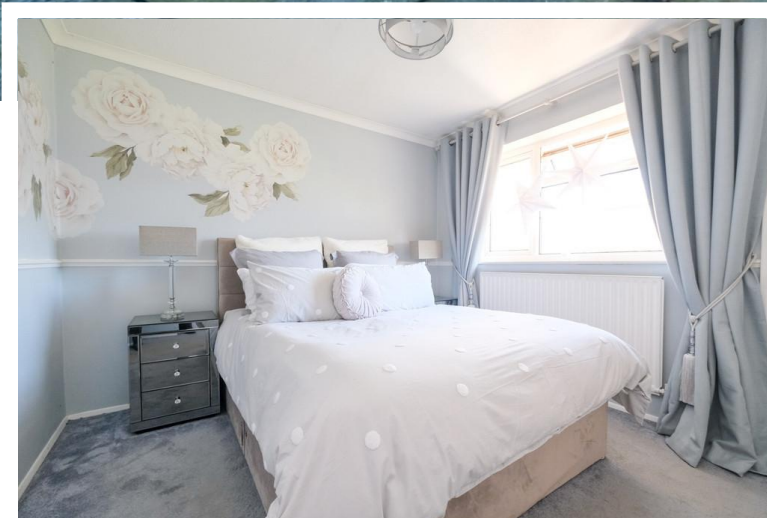


**61 Glendower Crescent, Orpington, BR6 0UP**

**Offers IEO: £400,000**

- 2 Double Bedroom Mid Terrace House
- Well Located for Orpington High Street & Stations
- Garage En-Bloc, Conservatory
- Sought After Location





## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom terrace property boasting a conservatory, modern bathroom with separate bath and walk-in shower, and garage en-bloc. The accommodation on offer comprises; entrance porch and hallway, kitchen, lounge/dining room and a conservatory to the ground floor. To the first floor there is a landing giving access to two double bedrooms both with fitted wardrobes and a fantastic family bathroom with separate bath and shower cubicle. Externally there is a garden to the rear perfect for alfresco dining, on road parking and a garage en-bloc. The property is well located for Orpington High Street, Orpington and St. Mary Cray mainline stations, Poverest Park, local schools (including Perry Hall Primary School) and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange a viewing. Please note there is an annual £270 charge for the upkeep of the surrounding grounds.



#### ENTRANCE PORCH

Wooden door to front, meter cupboard, laminate flooring.

#### ENTRANCE HALL

Laminate flooring, radiator.

#### LOUNGE

18' 04" x 12' 05" (5.59m x 3.78m) Feature fireplace, storage cupboard, double glazed patio doors, laminate flooring, two radiators.

#### KITCHEN

11' 09" x 6' 08" (3.58m x 2.03m) Range of matching wall and base units with worktops over, ceramic sink with mixer tap, integrated oven, integrated hob with extractor over, breakfast bar, plumbing for washing machine, plumbing for dishwasher, space for undercounter fridge, space for undercounter freezer, double glazed window to front, part tiled walls, vinyl flooring.



#### CONSERVATORY

10' 02" x 9' 08" (3.1m x 2.95m) Part brick, double glazed windows to three sides, double glazed French doors to garden, window and roof blinds, laminate flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.



#### BEDROOM 1

10' 04" x 9' 09" (3.15m x 2.97m) (measured to front of wardrobes) Built in wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

10' 04" x 9' 09" (3.15m x 2.97m) (measured to front of wardrobes) Built in wardrobes, double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath, walk-in shower cubicle, tiled walls, tiled flooring, heated towel rail.



#### OTHER BENEFITS INCLUDE:

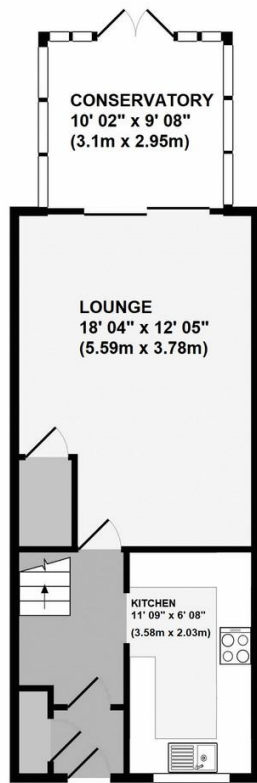
#### GARDEN

Patio area with rest laid to lawn, mature shrubs.

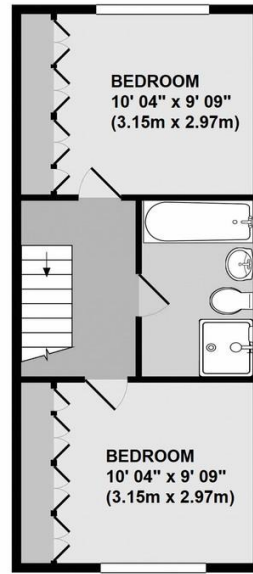
#### GARAGE EN-BLOC

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



GROUND FLOOR  
APPROX. FLOOR  
AREA 455 SQ.FT.  
(42.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 817 SQ.FT. (75.9 SQ.M.)

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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**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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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