

THOMAS BROWN

ESTATES

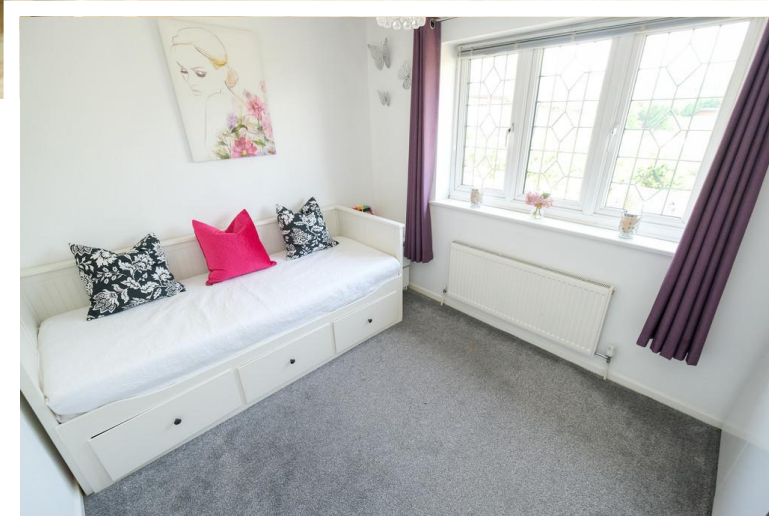


2 Harvel Close, Orpington, BR5 2QQ

Offers IEO: £350,000

- 2 Double Bedroom Mid Terrace House
- Well Located for St. Mary Cray Station & Local Shops
- Situated in a Small Close
- Two Allocated Parking Spaces





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented two double bedroom terrace property situated in a small close of just seven properties boasting two parking spaces and situated within easy walking distance to St. Mary Cray Station, local shops and playing fields. The accommodation on offer comprises; entrance hall, modern fitted kitchen and lounge/dining room with direct access to the rear garden. To the first floor is a landing providing access to two double bedrooms and a family bathroom. Externally is a well presented rear garden perfect for alfresco dining and entertaining, and two parking spaces to the front/side. Harvel Close is very well located for St. Mary Cray Station, local schools, local shops and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view, to fully appreciate the quality of specification and location on offer.





ENTRANCE HALL

Double glazed door to front, laminate flooring, radiator.

LOUNGE/DINER

17' 01" x 11' 06" (5.21m x 3.51m) Double glazed sliding door to rear, laminate flooring, radiator and covered radiator.

KITCHEN

10' 09" x 5' 08" (3.28m x 1.73m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window to front, wood effect flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 06" x 10' 10" (3.51m x 3.3m) Double glazed window to front, carpet, radiator.

BEDROOM 2

11' 06" x 8' 05" (3.51m x 2.57m) Double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower over, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

45' 0" (13.72m) Patio and decked areas with rest laid to lawn.

FRONT GARDEN

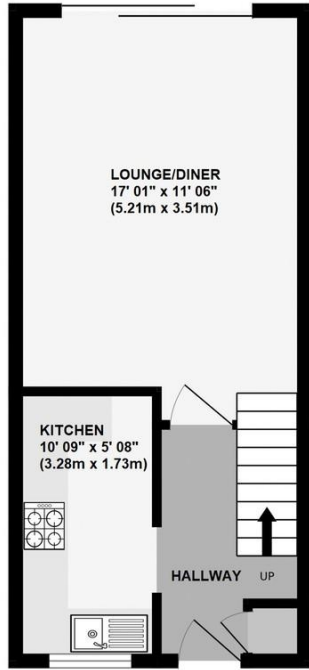
Low maintenance front garden, allocated parking.

DOUBLE GLAZING

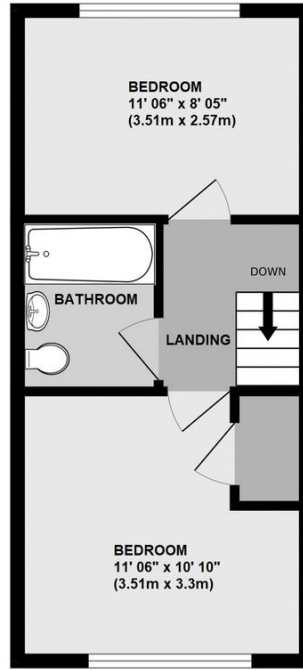
CENTRAL HEATING SYSTEM



GROUND FLOOR

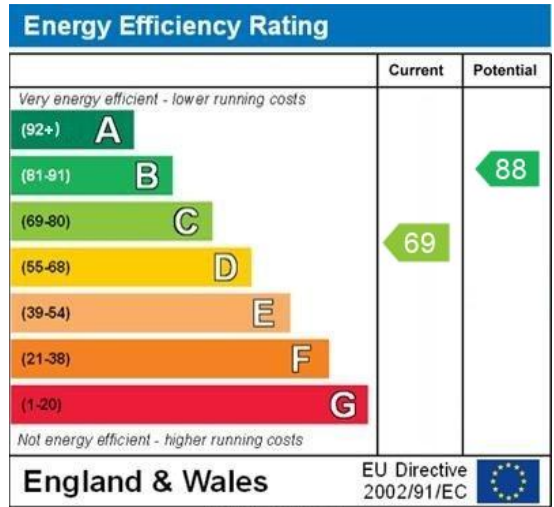


1ST FLOOR



TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2023



WWW.EPC4U.COM

Construction: Standard

Council Tax Band: C

Tenure: Freehold

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