

# THOMAS BROWN

ESTATES



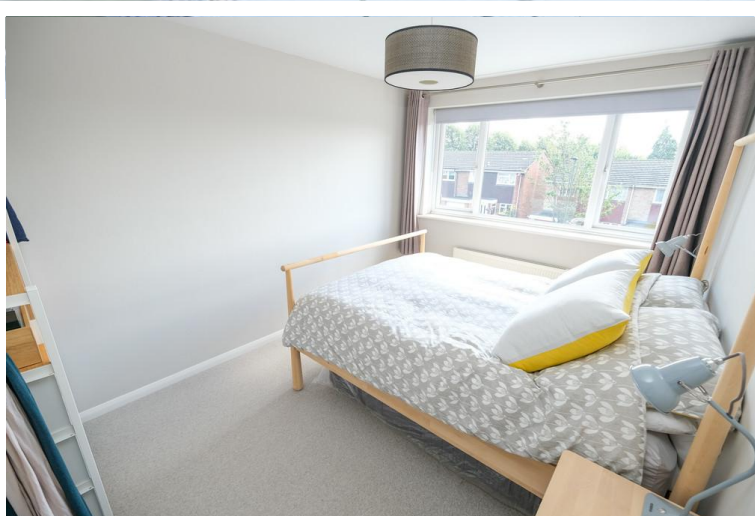
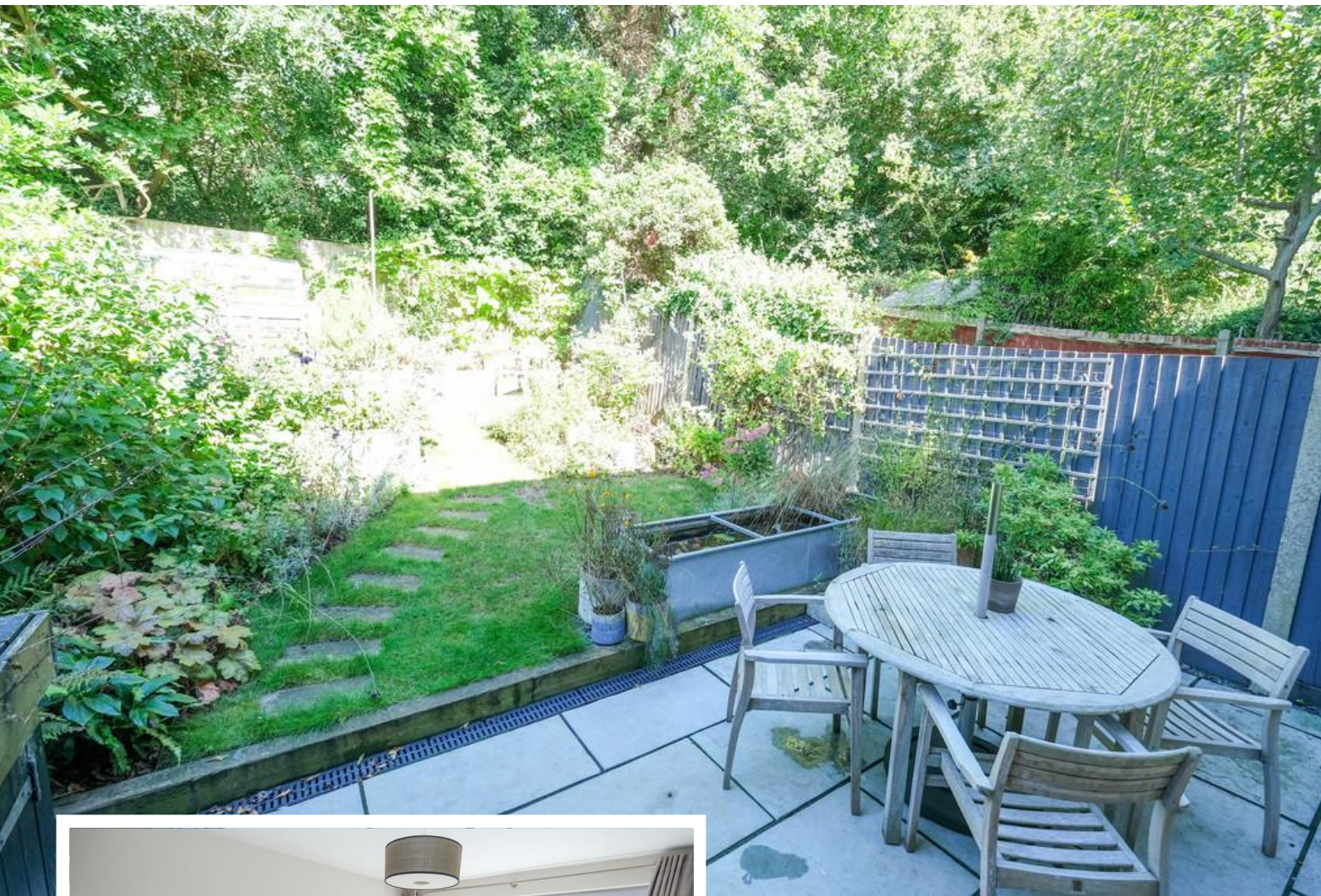
**29 Clovelly Way, Orpington, BR6 0WD**

**Asking Price: £475,000**

- 3 Bedroom End of Terrace House
- Catchment of Perry Hall Primary School
- Garage En-Bloc & Off Street Parking
- Situated in a Quiet Location







## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, three bedroom end of terrace property. Situated on the quiet cul-de-sac of Clovelly Way it must be viewed to fully appreciate the quality of location and accommodation on offer. The property is in the catchment of Perry Hall Primary School, adjacent to Poverest Park and is walking distance to Petts Wood & Orpington Stations and High Streets. The property comprises: entrance porch and hall, dual aspect lounge/dining room and modern fitted kitchen to the ground floor. To the first floor are three bedrooms and the family bathroom. Externally there is a well-kept rear garden with a secluded patio perfect for alfresco dining and entertaining, drive to the front and garage en-bloc. Points to note: feature log burner in the lounge/dining room, EV charging point to the front and solar panels with home battery system. Please call Thomas Brown Estates to arrange a viewing.





#### ENTRANCE PORCH

Opaque composite door to front, double glazed window to side, coconut mat.

#### ENTRANCE HALL

Engineered wood flooring, radiator.

#### LOUNGE/DINER

26' 06" x 12' 02" (8.08m x 3.71m) Feature wood burner, double glazed window to front, double glazed sliding door to rear, engineered wood flooring, radiator.

#### KITCHEN

12' 01" x 7' 05" (3.68m x 2.26m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated dishwasher, space for cooker, space for fridge/freezer, space for washing machine, tiled splashback, understairs cupboard, double glazed window to rear, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

12' 10" x 9' 03" (3.91m x 2.82m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 10" x 9' 04" (3.61m x 2.84m) Wardrobes to stay, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 09" x 5' 11" (2.67m x 1.8m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to rear, part tiled walls, tiled flooring, heated towel rail.

#### GARDEN

33' 0" (10.06m) Patio area with rest laid to lawn, mature shrubs, storage unit, side access.

#### OFF STREET PARKING

Drive, EV charger 7kw

#### GARAGE EN-BLOC

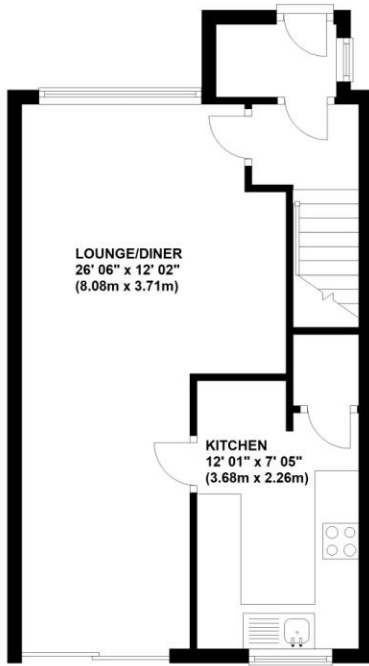
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



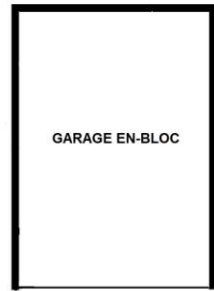
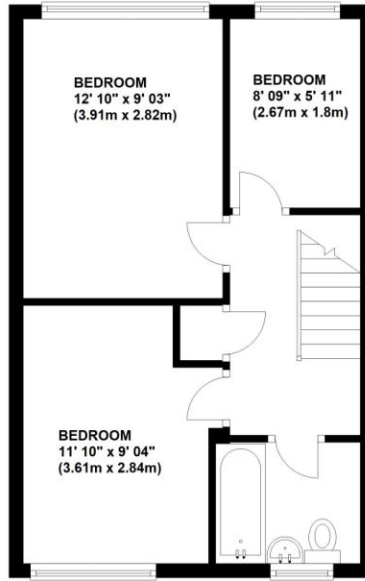
### Ground Floor

Approx. 38.0 sq. metres (409.3 sq. feet)

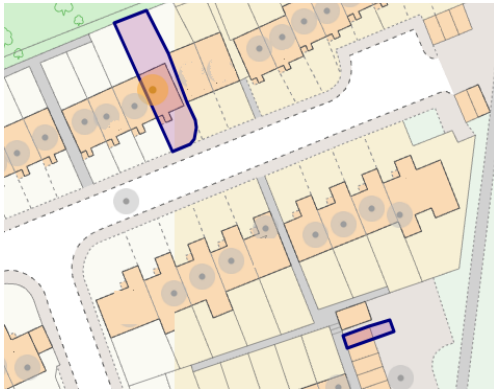


### First Floor

Approx. 36.1 sq. metres (389.0 sq. feet)



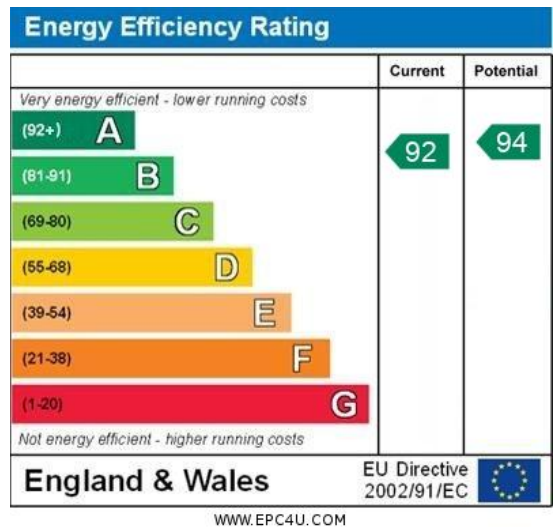
Total area: approx. 74.2 sq. metres (798.3 sq. feet) (not including garage)



**Construction: Standard**

**Council Tax Band: D**

**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

