

THOMAS BROWN

ESTATES



3 Eccleston Close, Orpington, BR6 8BD **Guide: £530,000-£535,000**

- 2 Bedroom Extended Semi-Detached Bungalow
- Potential to Extend Further (STPP)
- Well Located for Orpington Station
- No Forward Chain, Quiet Close





Property Description

Thomas Brown Estates are delighted to offer this side and rear extended, two bedroom semi-detached bungalow being offered to the market with no forward chain, boasting fantastic potential to extend further as many have done in the close STPP, located in a convenient location for Orpington High Street and Station. The property is one of only ten in this quiet close and comprises: entrance hallway, two bedrooms, shower room, fitted kitchen/breakfast room, lounge, conservatory and utility room. Externally there is a driveway to the front, garage to the side and a secluded rear garden. STPP and like many have done in the local area there is potential to extend further to the rear, into the loft and/or to the side. Oregon Square is very well located for local schools including Darrick Wood, Petts Wood & Orpington Stations as well as both High Streets and local bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the potential to extend and fantastic location on offer.



ENTRANCE HALL

Double glazed door to front, carpet, radiator.

LOUNGE

18' 6" x 11' 1" (5.64m x 3.38m) Double glazed sliding doors to garden, carpet, radiator.

KITCHEN/BREAKFAST ROOM

11' 2" x 10' 5" (3.4m x 3.18m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated electric hob, space for fridge/freezer, space for dishwasher, double glazed window to rear, vinyl flooring, radiator.

CONSERVATORY

15' 6" x 9' 6" (4.72m x 2.9m) Brick base, double glazed windows to three sides, vinyl flooring, radiator.

UTILITY ROOM

7' 8" x 7' 3" (2.34m x 2.21m) Range of matching wall and base units with worktops over, sink and drainer, space for fridge/freezer, double glazed door to side, vinyl flooring, radiator.

BEDROOM 1

12' 5" x 10' 11" (3.78m x 3.33m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

9' 8" x 7' 3" (2.95m x 2.21m) Double glazed window to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle, double glazed opaque window to side, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

45' 0" x 40' 0" (13.72m x 12.19m) Patio area with rest laid to lawn, workshop, mature shrubs.

OFF STREET PARKING

Block paved drive, mature flowerbed.

GARAGE

17' 8" x 8' 7" (5.38m x 2.62m) Up and over door to front, window to rear, door to side, power and light.

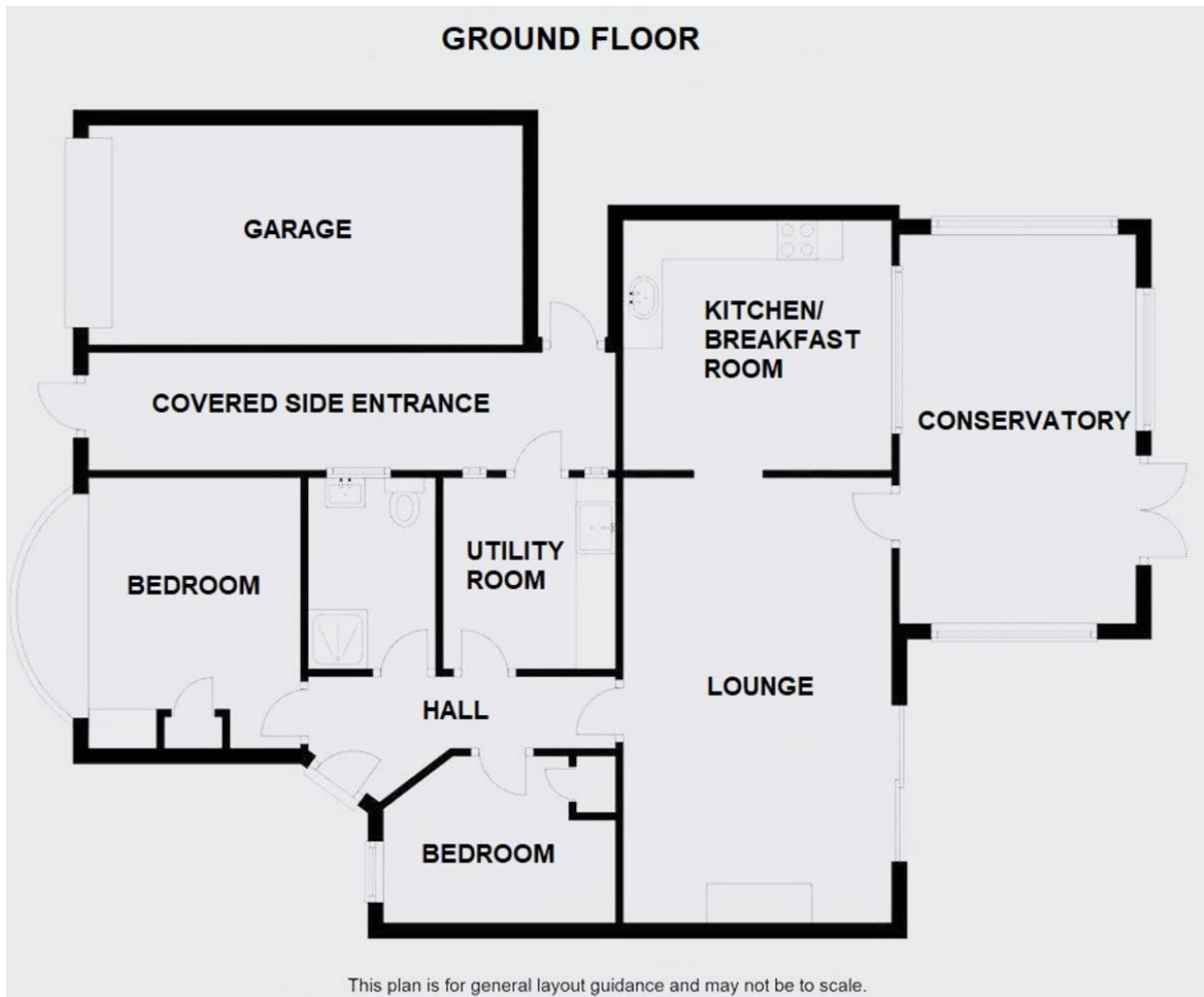
COVERED SIDE ENTRANCE

23' 9" x 4' 11" (7.24m x 1.5m) Door to front and side, space for washing machine.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Construction: Standard

Council Tax Band: D

Tenure: Freehold

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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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