

THOMAS BROWN

ESTATES

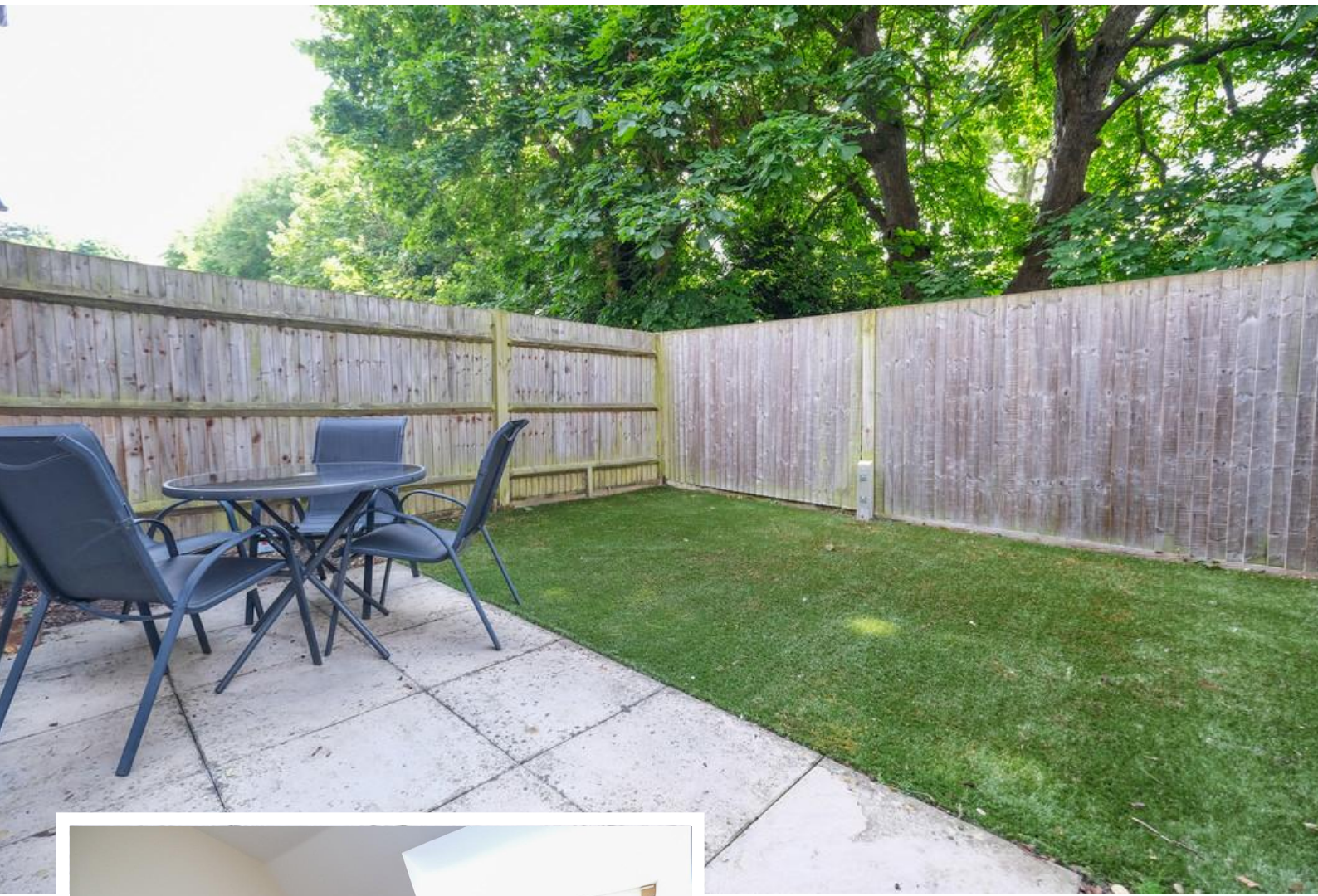


16 Blossom Drive, Orpington, BR6 0AS

Asking Price: £575,000

- 3 Double Bedroom, 2 Bathroom Terrace House
- Well Located for Orpington High Street & Station
- Solar Panels
- Quiet Gated Development





Property Description

Thomas Brown Estates are delighted to market this very well presented three double bedroom, two bathroom modern terraced property forming part of a quiet gated development and situated in the centre of Orpington with excellent access to the High Street and Orpington Station. The property comprises: entrance hall, open plan lounge/dining room which leads to the modern fitted kitchen and a WC/utility room to the ground floor. To the first floor are two double bedrooms and a family bathroom with stairs leading to the master bedroom with en-suite shower room. Externally there is a low maintenance rear garden perfect for entertaining and alfresco dining, allocated parking space and very well kept communal areas, all set behind gates. Please note the property boasts solar panels, 'megaflow' style system and there is a quarterly management charge of approx. £90. Please call Thomas Brown Estate Agents in Orpington for an appointment to view to fully appreciate the quality of specification and quiet yet central location for many amenities.



ENTRANCE HALL

Door to front, engineered wood flooring, radiator.

LOUNGE/DINER

15' 05" x 14' 08" (4.7m x 4.47m) Storage cupboard, bespoke TV cabinet, double glazed French door and double glazed window to rear, engineered wood flooring, radiator.

KITCHEN

12' 02" x 6' 09" (3.71m x 2.06m) Range of matching wall and base units with solid wood worktops over, ceramic sink and drainer, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, custom storage, double glazed window to front, engineered wood flooring.



WC/UTILITY ROOM

Wall and base units with worktops over, low level WC, wash hand basin, space for washing machine, double glazed opaque window to front, engineered wood flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet, radiator.

BEDROOM 2

15' 04" x 9' 06" (4.67m x 2.9m) Airing cupboard, double glazed window to rear, carpet, radiator.

BEDROOM 3

15' 05" x 8' 06" (4.7m x 2.59m) (measured at maximum) Double glazed window to front, carpet, radiator.



STAIRS TO SECOND FLOOR LANDING

Carpet.

BEDROOM 1

18' 10" x 11' 07" (5.74m x 3.53m) (measured at maximum) Double glazed window to front, carpet, two radiators.

EN-SUITE

Low level WC, wash hand basin, double shower cubicle, vinyl flooring, heated towel rail.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, vinyl flooring.

OTHER BENEFITS I INCLUDE:

GARDEN

17' 0" x 16' 0" (5.18m x 4.88m) Patio area with artificial lawn, patio heater, awning.

FRONT

Gated development, allocated parking space.

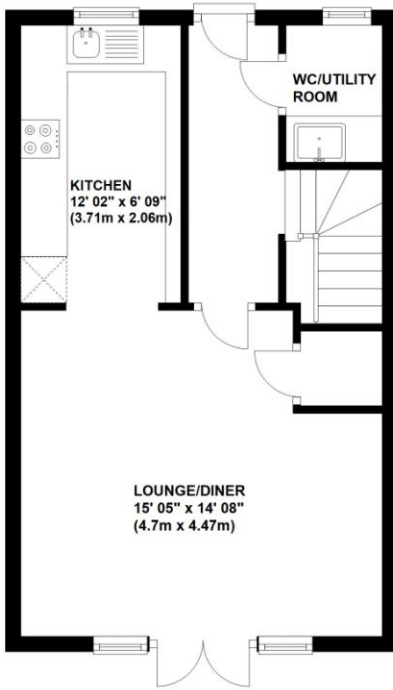
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



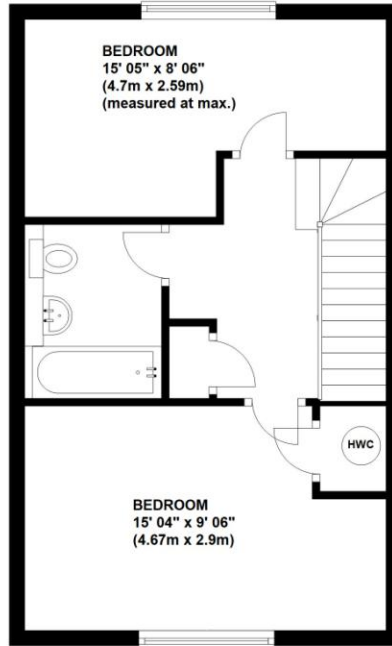
Ground Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



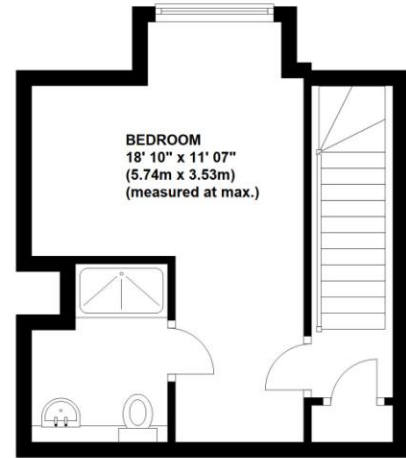
First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Second Floor

Approx. 23.5 sq. metres (253.1 sq. feet)



Total area: approx. 98.3 sq. metres (1057.6 sq. feet)



Construction: Standard

Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B	80	
(69-80) C		
(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	

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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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