

# THOMAS BROWN

ESTATES



## 2 Courtyard Mews, Orpington, BR5 3GB

**Asking Price: £425,000**

- 3 Bedroom Mid Terrace House, 1000 SQFT
- Well Located for Local Schools & St. Mary Cray Station
- Situated in a Small Close
- Off Street Parking to Front







## Property Description

Thomas Brown Estates are delighted to offer this very well presented three bedroom terrace property, set within a close of only six properties and owned since new by the current owners. The accommodation on offer comprises: entrance hall, large lounge/dining room with direct access to the rear garden, modern fitted kitchen and a WC to the ground floor. To the first floor there is a landing giving access to three bedrooms and family bathroom. Externally, there is a rear garden mainly laid to lawn with patio area perfect for alfresco dining and entertaining and off street parking to the front. Courtyard Mews is well located for local schools including Midfield Primary School, shops, bus routes, and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of accommodation on offer.





#### ENTRANCE HALL

Double glazed door to front, laminate flooring, radiator.

#### LOUNGE/DINER

18' 0" x 15' 07" (5.49m x 4.75m) Double glazed French door to rear, laminate flooring, two radiators.

#### KITCHEN

13' 04" x 8' 0" (4.06m x 2.44m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, space for washing machine, double glazed window to front, vinyl flooring, covered radiator.



#### CLOAKROOM

Low level WC, wash hand basin, storage cupboard, double glazed opaque window to side, tile effect flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

#### BEDROOM 1

15' 07" x 9' 11" (4.75m x 3.02m) Two double glazed windows to rear, carpet, radiator.

#### BEDROOM 2

14' 04" x 8' 01" (4.37m x 2.46m) Double glazed window to front, carpet, radiator.

#### BEDROOM 3

10' 09" x 7' 03" (3.28m x 2.21m) Double glazed window to front, carpet, radiator.



#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### GARDEN

28' 0" (8.53m) Patio area with rest laid to lawn.

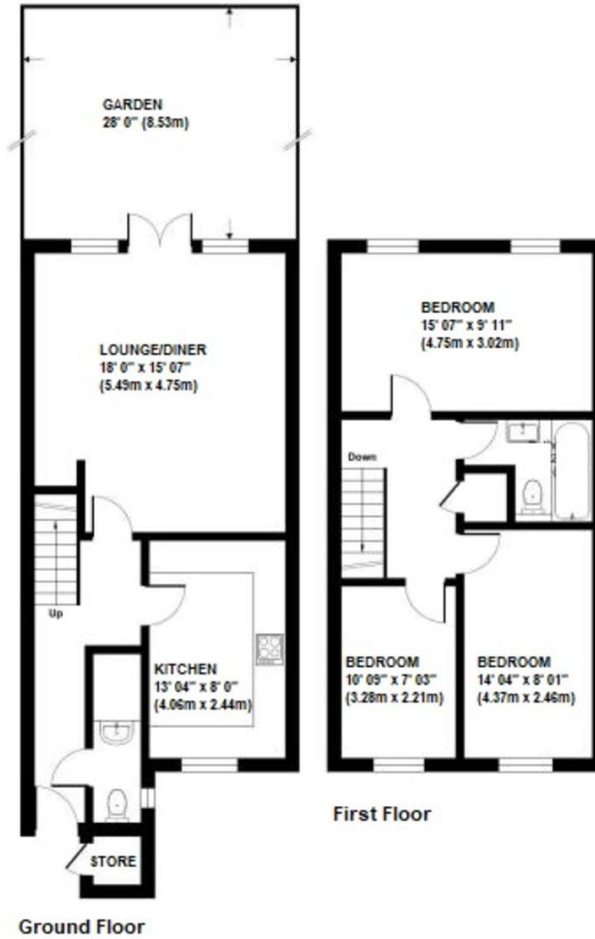
#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



Approximate Area = 1009 sq ft / 93.7 sq m (excludes shed)  
For identification only - Not to scale



**Construction: Standard**

**Council Tax Band: E**

**Tenure: Freehold**

**Service charge: £2.08 PM (£25 PA) (approx.) - As advised by vendor.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	79	
(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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