

THOMAS BROWN

ESTATES

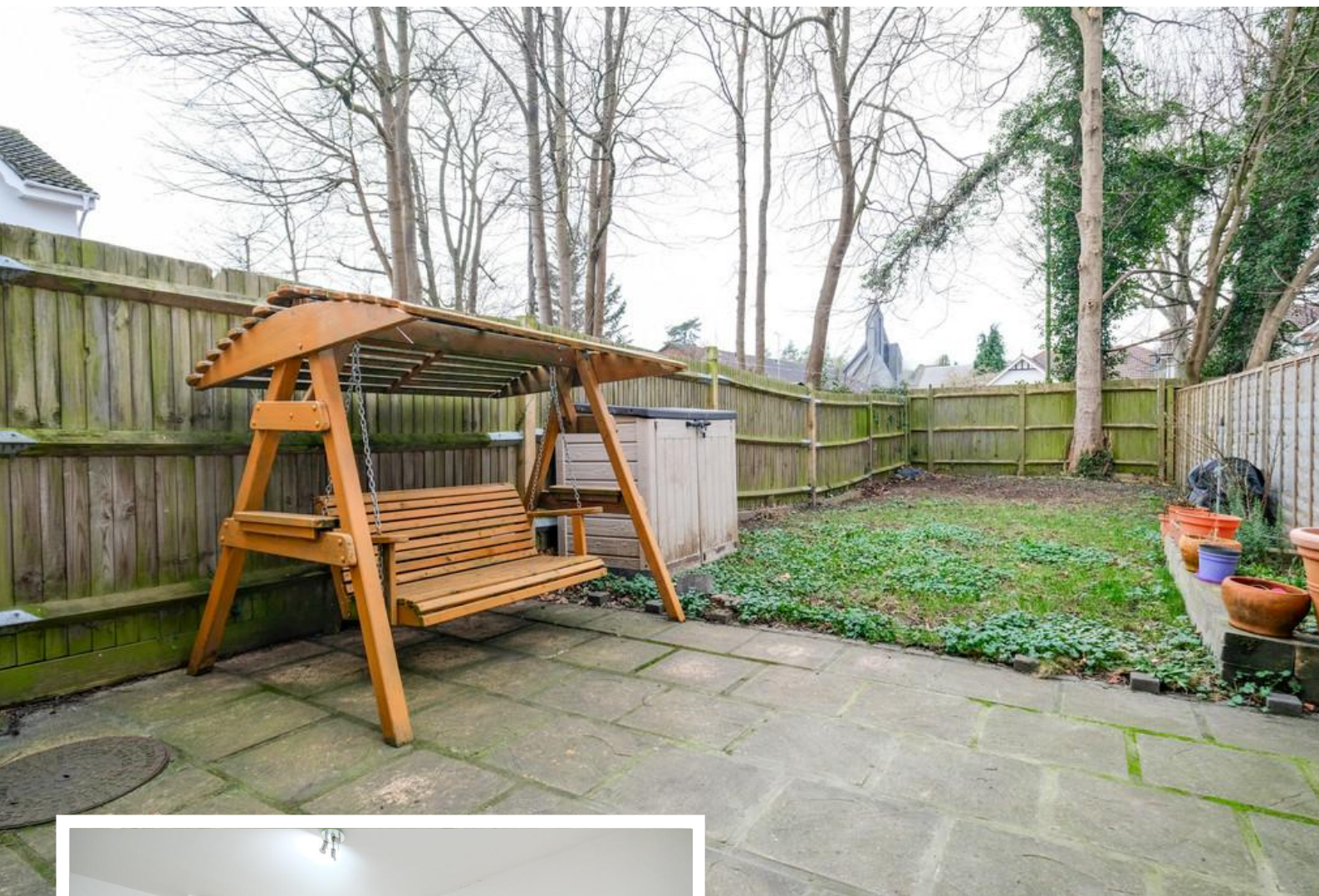


48 Helegan Close, Orpington, BR6 9XH

Asking Price: £545,000

- 3 Bedroom, 3 Bathroom Townhouse
- Well Located for Warren Road Primary School
- Situated on the Popular Maples Development
- 53' Rear Garden, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this three bedroom three bathroom end of terrace townhouse situated on the ever popular Maples Development, boasting walking distance to Orpington Station, Warren Road Primary School and St. Olaves. The ground floor comprises; entrance hall, bedroom three which leads to the study, shower room and utility room with access to the rear garden. To the first floor is the lounge/dining room and kitchen, with stairs to the second floor with two double bedrooms, one benefitting from an en-suite, and a family bathroom. Externally there is a rear garden mainly laid to lawn with side access perfect for alfresco dining and entertaining, and a drive to the front. Please note that the current owners have replaced all three bathrooms in recent years. Helegan Close is well located for local schools including Warren Road Primary and St. Olaves, shops, bus routes, Orpington High Street and mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the quality of location on offer.



ENTRANCE HALL

Door to front, coconut mat, under stairs storage, laminate flooring, radiator.

BEDROOM 3

9' 01" x 8' 0" (2.77m x 2.44m) Window to rear, laminate flooring, radiator.

STUDY

9' 0" x 7' 09" (2.74m x 2.36m) (accessed via 3rd bedroom) Fitted storage, laminate flooring.

UTILITY ROOM

6' 07" x 5' 11" (2.01m x 1.8m) Base units, stainless steel sink and drainer, space for washing machine, door to rear, tiled flooring, radiator.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle with shower attachment, tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Window to front, carpet, radiator.

LOUNGE/DINER

16' 10" x 14' 03" (5.13m x 4.34m) Window to rear, laminate flooring, two radiators.

KITCHEN

8' 07" x 7' 09" (2.62m x 2.36m) 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 dishwasher, window to front, laminate flooring.

STAIRS TO SECOND FLOOR LANDING

Carpet.

BEDROOM 1

11' 08" x 8' 04" (3.56m x 2.54m) Built in wardrobes, window to rear, laminate flooring, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower cubicle with shower attachment, opaque window to rear, tiled walls, tiled flooring, heated towel rail.

BEDROOM 2

14' 03" x 9' 09" (4.34m x 2.97m) Built in storage and wardrobes, two windows to front, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

53' 0" (16.15m) Patio area with rest laid to lawn, side access.

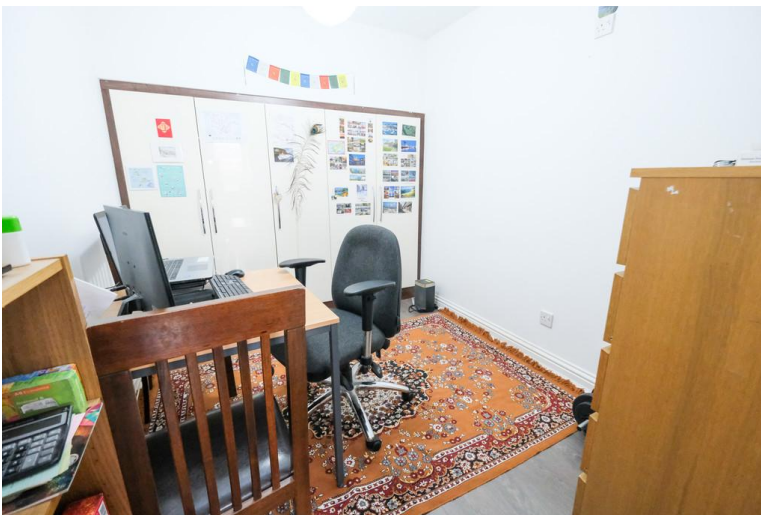
FRONT

Covered entrance, off street parking.

GARAGE (STORAGE ONLY)

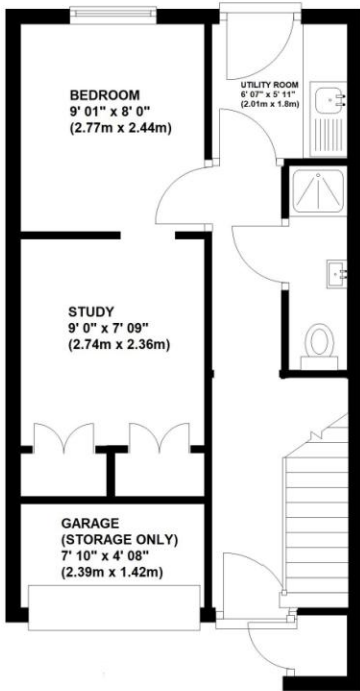
7' 10" x 4' 08" (2.39m x 1.42m) Up and over door.

CENTRAL HEATING SYSTEM



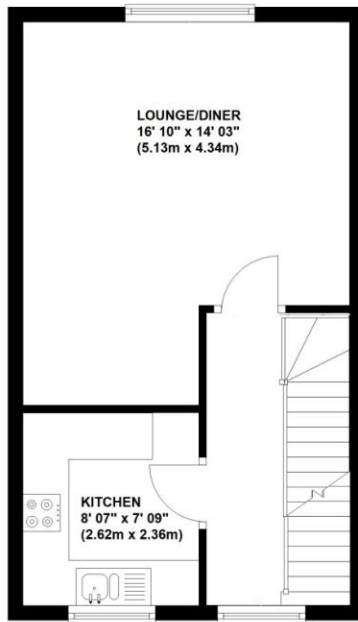
Ground Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



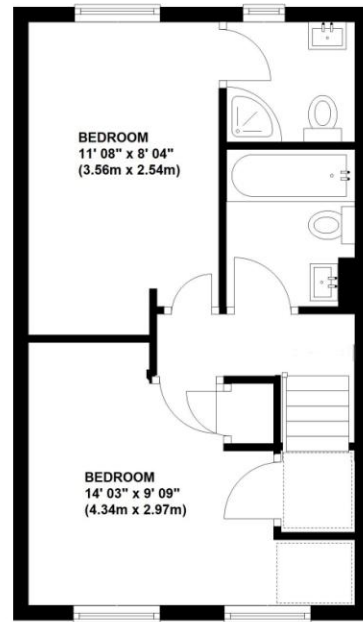
First Floor

Approx. 34.3 sq. metres (368.7 sq. feet)



Second Floor

Approx. 34.3 sq. metres (368.7 sq. feet)



Total area: approx. 103.4 sq. metres (1113.0 sq. feet)

This plan is for illustration purpose only - not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Construction: Standard

Council Tax Band: E

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

