

THOMAS BROWN

ESTATES



107 Glendower Crescent, Orpington, BR6 0UP Asking Price: **£450,000**

- 3 Bedroom Mid Terrace House
- Potential to Extend to Rear (STPP)
- Well Located for Orpington High Street & Stations
- No Forward Chain, Garage En-Bloc





Property Description

Thomas Brown Estates are delighted to offer this three bedroom terrace property, situated on a quiet no through road with garage en-bloc, with the added bonus of being offered to the market with no forward chain. The accommodation on offer comprises; entrance porch, modern fitted kitchen and a dual aspect lounge/dining room to the ground floor. To the first floor there is a landing giving access to three bedrooms (two being doubles) and a family bathroom. Externally there is a garden to the rear perfect for alfresco dining, on road parking and a garage en-bloc. STPP there is potential to extend to the rear as many other have done on the development. The property is well located for Orpington High Street, Orpington and St. Mary Cray mainline stations, Poverest Park, local schools (including Perry Hall Primary School) and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange a viewing. Please note there is an annual £270 charge for the upkeep of the surrounding grounds.



ENTRANCE PORCH

Double glazed door to front, carpet.

LOUNGE/DINER

26' 05" x 15' 08" (8.05m x 4.78m) Double glazed window to front, double glazed sliding door to rear, carpet, two radiators.

KITCHEN

11' 03" x 6' 09" (3.43m x 2.06m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, double glazed window to rear, vinyl flooring.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 09" x 9' 03" (3.58m x 2.82m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

11' 07" x 9' 02" (3.53m x 2.79m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 3

8' 01" x 6' 01" (2.46m x 1.85m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, wood effect flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

50' 0" (15.24m) Patio area with rest laid to lawn, flowerbeds.

FRONT GARDEN

Part laid to lawn, on road parking.

GARAGE EN-BLOC

Up an over door.

DOUBLE GLAZING

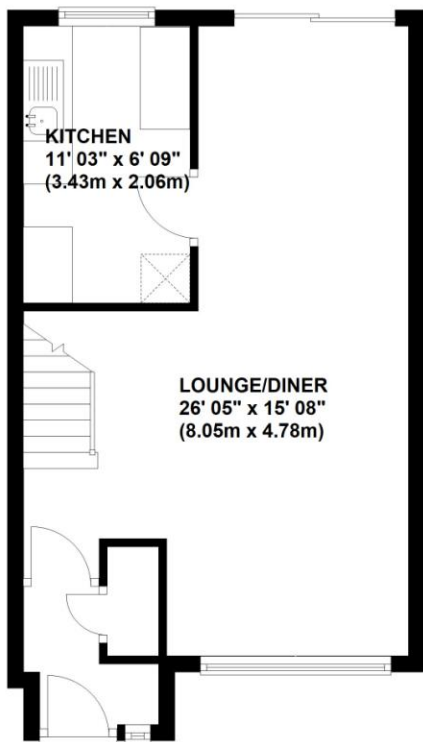
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



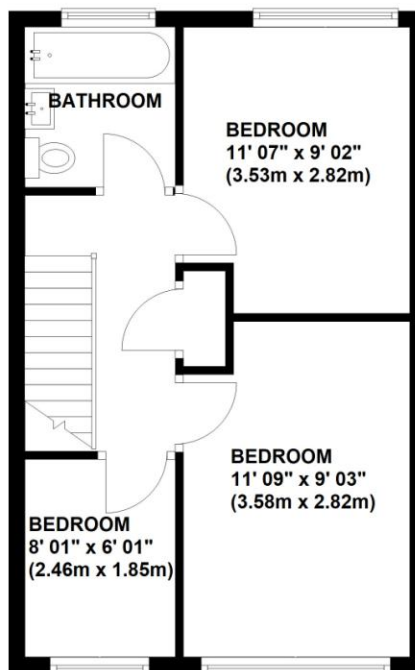
Ground Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



Total area: approx. 76.2 sq. metres (820.3 sq. feet)

107 Glendower Crescent, -



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C	69	
(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	

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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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