

# THOMAS BROWN

ESTATES



**16 Wayne Close, Orpington, BR6 9TS**

**Asking Price: £485,000**

- 3 Bedroom Mid Terrace House
- Open Plan Kitchen/Diner, Conservatory
- Close Proximity to Many Local Schools
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom mid terrace property, being offered to the market with no forward chain, boasting close proximity to many local schools including Warren Road Primary School, St Olaves, and Orpington Station. The accommodation on offer comprises; entrance hallway, lounge, open plan kitchen/dining room, WC and a conservatory to the ground floor. To the first floor there is a landing giving access to three bedrooms and the family bathroom. There are private gardens to the front and rear of the property, with off street parking to the side (and additional on road parking). Wayne Close is well located for Orpington High Street and Station, local schools and bus routes. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Double glazed door to front, double glazed panel to front, laminate flooring, radiator, storage box.

#### LOUNGE

12' 07" x 10' 06" (3.84m x 3.2m) Double glazed window to front, carpet, radiator.

#### KITCHEN/DINER

16' 06" x 10' 01" (5.03m x 3.07m)

Kitchen: Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, integrated oven with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, tiled splashback, central heating boiler, double glazed window to rear, tiled flooring.

Dining area: Patio doors to conservatory, laminate flooring, radiator.



#### CONSERVATORY

9' 04" x 7' 03" (2.84m x 2.21m) Two double glazed windows to two sides, double glazed windows to rear, double glazed French doors to garden, tiled flooring.

#### CLOAKROOM

Low level WC, pedestal wash hand basin, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft access, carpet.

#### BEDROOM 1

13' 0" x 9' 02" (3.96m x 2.79m) (measured to back of fitted wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

10' 01" x 9' 02" (3.07m x 2.79m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 07" x 7' 01" (2.62m x 2.16m) Double glazed window to front, carpet, radiator.



#### BATHROOM

Low level WC, pedestal wash hand basin, bath with shower over, double glazed window to rear, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

35' 0" (10.67m) (approx.) Patio area with rest laid to lawn, shed.

#### OFF STREET PARKING

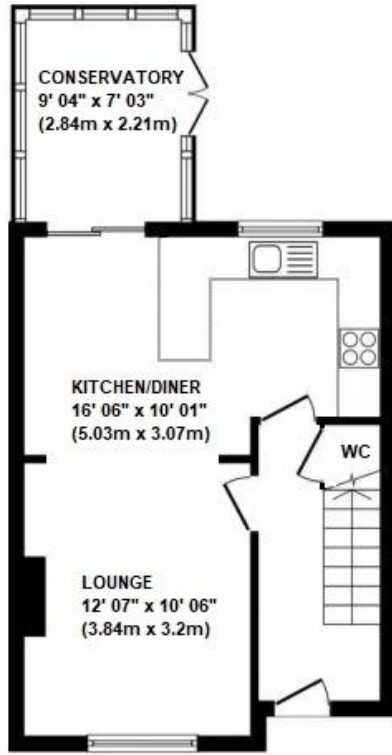
Parking space for two vehicles to side.

#### DOUBLE GLAZING

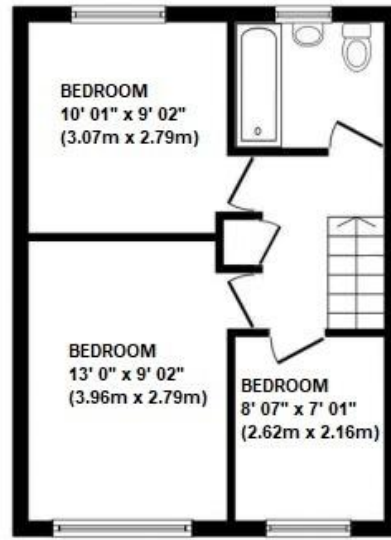
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





Ground Floor



First Floor

This plan is for illustration purpose only - not to scale



**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>76</b>	
(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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