

THOMAS BROWN

ESTATES



10 Oldbury Close, Orpington, BR5 3TH

Asking Price: £375,000

- 3 Bedroom End of Terrace House
- Well Located for St. Mary Cray Station
- Newly Renovated
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this newly renovated three bedroom end of terrace property, boasting a sizeable lounge and kitchen/dining room, with the added bonus of being offered to the market with no forward chain. The property is within walking distance to St. Mary Cray Station and the ever popular Nugent Shopping Centre and comprises; entrance hall, kitchen/dining room, lounge, inner hallway with access to the rear garden and a WC to the ground floor. To the first floor there are three bedrooms, one with an en-suite shower, and a family bathroom. Externally there is a private garden to the rear and on road parking to the front. Oldbury Close is well located for St. Mary Cray mainline station, local shops, local schools and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the floor space and quality of finish on offer.



ENTRANCE HALL

Double glazed opaque door to side, storage cupboard, vinyl flooring.

LOUNGE

15' 0" x 10' 08" (4.57m x 3.25m) Double glazed window to rear, laminate flooring, radiator.

KITCHEN/DINER

13' 09" x 11' 02" (4.19m x 3.4m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated electric hob, extractor fan, space for fridge/freezer, space for washing machine, space for dishwasher, storage cupboard, double glazed window to front, vinyl flooring, radiator.



INNER HALL

Double glazed door to rear, laminate flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed opaque window to front, vinyl flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

BEDROOM 1

13' 05" x 9' 11" (4.09m x 3.02m) Double glazed window to front, carpet, radiator.

EN-SUITE

Wash hand basin in vanity unit, shower cubicle, vinyl flooring.



BEDROOM 2

13' 07" x 8' 08" (4.14m x 2.64m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 0" x 7' 04" (2.44m x 2.24m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque window to front, vinyl flooring, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

35' 0" x 25' 0" (10.67m x 7.62m) Paved, side access.

FRONT

Laid to lawn, storage cupboard, on road parking.

DOUBLE GLAZING

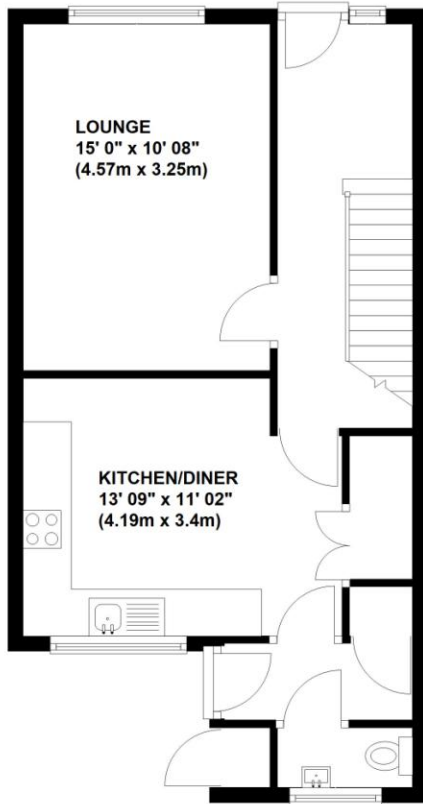
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



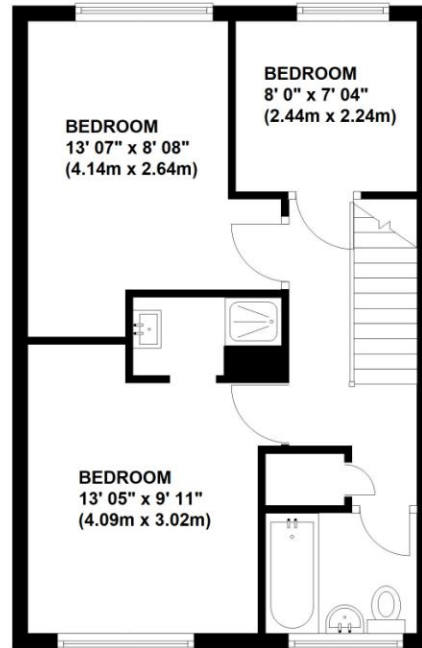
Ground Floor

Approx. 46.5 sq. metres (500.5 sq. feet)



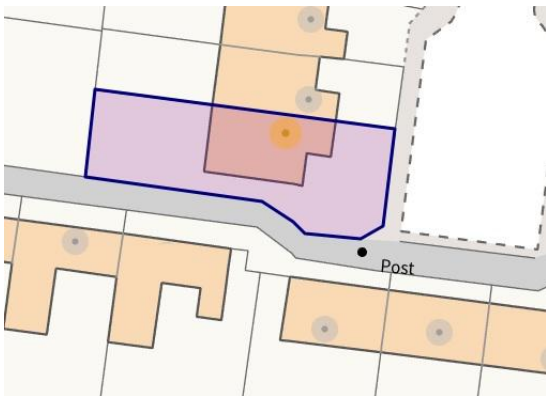
First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 88.0 sq. metres (947.5 sq. feet)

This plan is for illustration purpose only - not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(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	
WWW.EPC4U.COM			

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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