

THOMAS BROWN

ESTATES



72 Doveney Close, Orpington, BR5 3WF

Asking Price: £349,995

- 2 Bedroom Mid Terraced House
- Well Located for St. Mary Cray Station
- South Facing Garden, Conservatory
- Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this two bedroom terraced home set within a popular residential road in Orpington, boasting a conservatory, views over a local green to the front and is ideal for a FTB or BTL investor. The accommodation on offer comprises: entrance porch, living room, kitchen and a conservatory providing access to the private rear garden. To the first floor are two bedrooms and a family bathroom. Externally, there is a private garden to the rear aspect of the property and driveway and an allocated parking bay to the front. Other benefits include central heating system and double glazing. Doveney Close is well located for local schools, shops, bus routes and St Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE PORCH

Storage cupboard, double glazed door to front, laminate flooring.

LOUNGE

14' 09" x 12' 05" (4.5m x 3.78m) Stairs to first floor landing, double glazed window to front, laminate flooring, radiator.

KITCHEN

12' 05" x 8' 02" (3.78m x 2.49m) 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 with extractor over, space for American style fridge/freezer, space for washing machine, double glazed window to conservatory, double glazed door to conservatory, tiled splashbacks, tiled flooring.



CONSERVATORY

10' 0" x 9' 02" (3.05m x 2.79m) (measured at maximum) Double glazed windows to three sides, double glazed French doors to rear, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Loft hatch, laminate flooring.

BEDROOM 1

12' 05" x 8' 03" (3.78m x 2.51m) Double glazed window to rear, laminate flooring, radiator.



BEDROOM 2

12' 05" x 7' 01" (3.78m x 2.16m) (measured at maximum) Double glazed window to front, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, built in storage, engineered wood flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

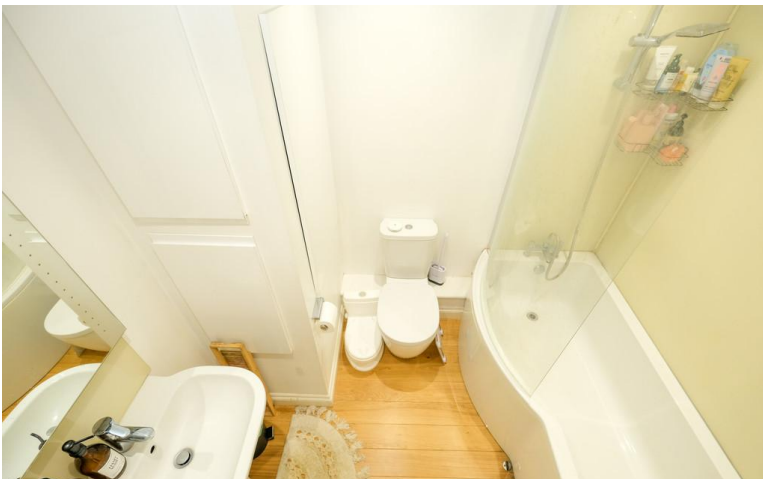
29' 05" x 13' 01" (8.97m x 3.99m) Patio area with rest laid to lawn.

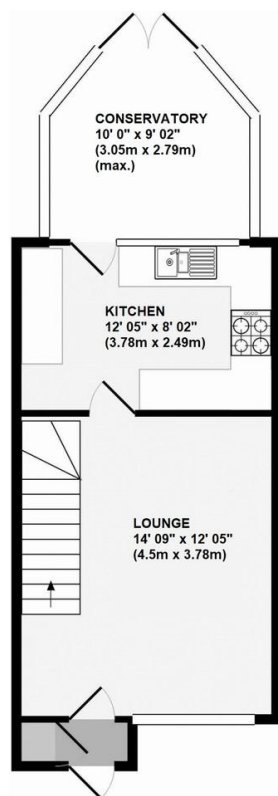
OFF STREET PARKING

Space for one vehicle.

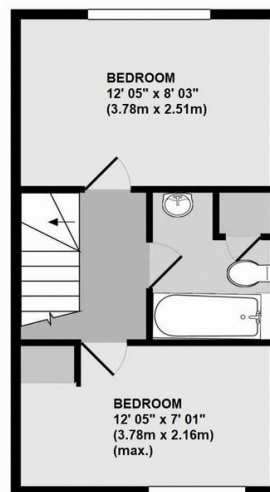
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 290 SQ.FT.
(26.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 679 SQ.FT. (63.1 SQ.M.)

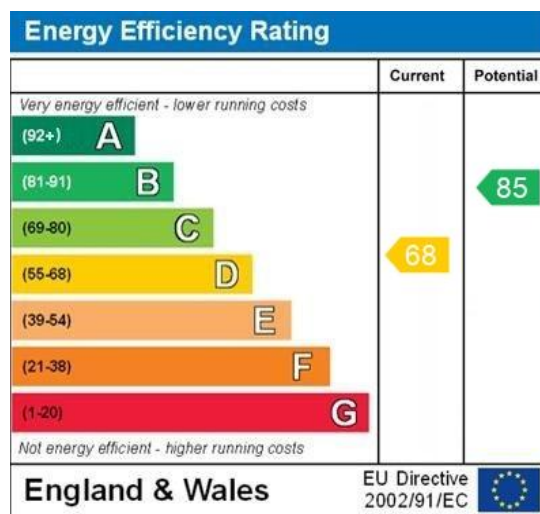
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Construction: Standard

Council Tax Band: C

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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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

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