

THOMAS BROWN

ESTATES



12 Oleander Close, Orpington, BR6 7TQ

Asking Price: £625,000

- 3 Bedroom, 2 Reception Room Detached House
- Close Proximity to Darrick Wood Schools
- Situated in the Ever Popular Farnborough Village
- No Forward Chain, Potential to Extend (STPP)





Property Description

Thomas Brown Estates are delighted to offer this three bedroom detached property, situated in a quiet close in the ever popular Farnborough village, and being offered to the market with no forward chain. The property comprises; entrance hall, lounge, dining room, kitchen and a WC to the ground floor. To the first floor are three bedrooms (two being doubles) and a wet room style shower room. Externally there is a secluded rear garden, garage to the side with electric up and over door and a driveway for numerous vehicles. STPP there is potential to extend to the rear and/or knock the wall down between the dining room and kitchen to create an open plan layout. Oleander Close is well located for local schools including Farnborough Primary School, Newstead Wood and Darrick Wood Schools, local village shops, station and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location on offer.



ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

LOUNGE

15' 07" x 14' 05" (4.75m x 4.39m) Feature fireplace, double glazed window to front, carpet, two radiators.

DINING ROOM

9' 05" x 9' 02" (2.87m x 2.79m) Double glazed window and double glazed door to rear, carpet, radiator.

KITCHEN

9' 06" x 9' 0" (2.9m x 2.74m) Range of matching wall and base units with worktops over, stainless steel sink and double drainer, space for cooker, space for undercounter fridge, space for undercounter freezer, space for washing machine, space for dishwasher, double glazed window to rear, tile effect flooring.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, carpet.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, double glazed opaque window and opaque panel to side, carpet.

BEDROOM 1

14' 07" x 11' 01" (4.44m x 3.38m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

12' 0" x 9' 07" (3.66m x 2.92m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 11" x 7' 01" (3.02m x 2.16m) Built in storage, double glazed window to front, carpet, radiator.

WET ROOM STYLE SHOWER

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to rear, tiled walls, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

51' 0" x 28' 0" (15.54m x 8.53m) Patio area with rest laid to lawn, mature shrubs, side access.

FRONT GARDEN/OFF STREET PARKING

Drive for multiple vehicles, laid to lawn, mature flowerbed.

GARAGE

16' 09" x 8' 02" (5.11m x 2.49m) Electric up and over door, power and light.

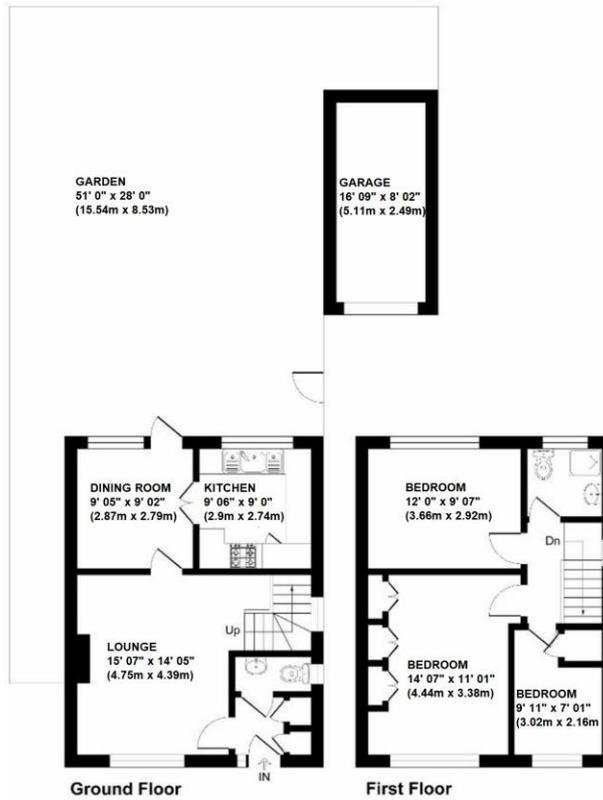
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



Approximate Gross Internal Area
 84.2 sq m / 907 sq ft
 Garage = 10.5 sq m / 113 sq ft
 Total = 94.7 sq m / 1020 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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

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

THOMAS BROWN
 ESTATES