

THOMAS BROWN

ESTATES

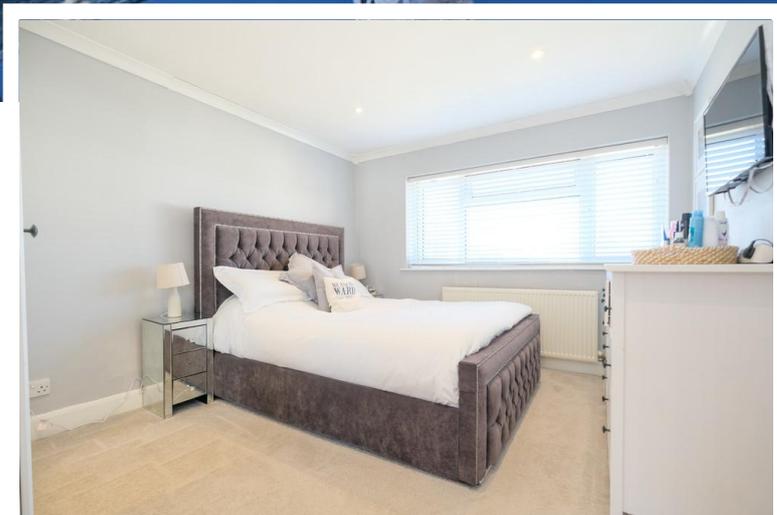
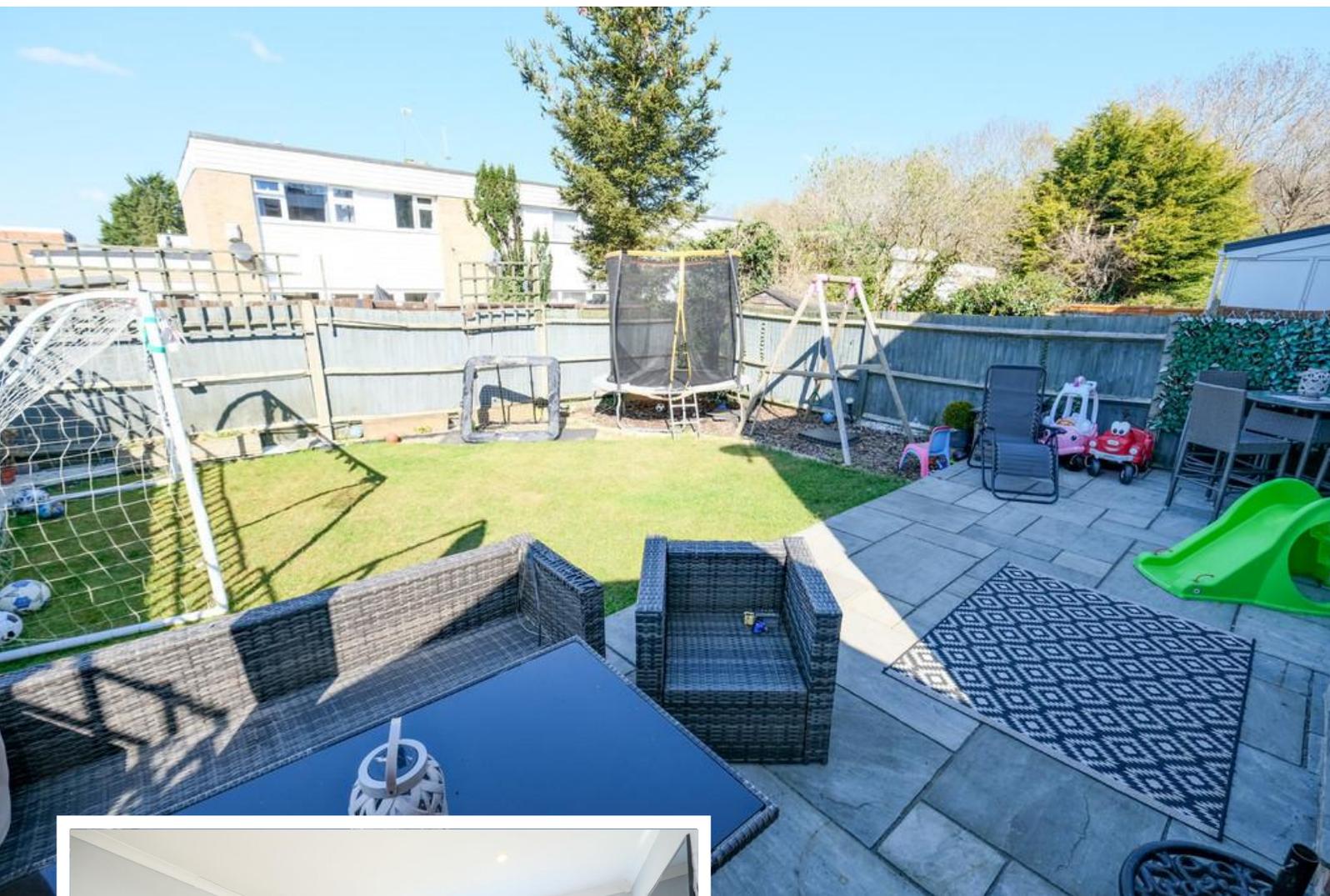


1 Fox Close, Orpington, BR6 6LR

Asking Price: £500,000

- 3/4 Bedroom End of Terrace House
- Space to the Side for Potential Extension (STPP)
- Walking Distance to Chelsfield Station
- Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this very well presented three/four bedroom end of terrace property boasting a drive for numerous vehicles, space to the side for potential extension (STPP), finished to a high specification throughout and walking distance to Chelsfield Station. The property is situated at the end of a quiet development, within close proximity of many local schools and Glen trammon Park. The property comprises: entrance hall, modern fitted kitchen/breakfast room, bedroom four/second reception room and a lounge/diner that spans the rear of the property with access to the garden to the ground floor. To the first floor are three bedrooms and the family bathroom. Externally there is a well kept garden perfect for alfresco dining and entertaining with a fantastic cabin, ideal for a home office and a driveway for numerous vehicles to the front. The property is very well located for many sought after schools, Chelsfield Station and local shopping facilities can be found in Green Street Green and Orpington Town Centre. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Composite door to side, cupboard for washing machine and tumble dryer, Amtico flooring.

LOUNGE/DINER

19' 0" x 11' 09" (5.79m x 3.58m) Double glazed sliding door to rear, Amtico flooring, two radiators.

RECEPTION ROOM/BEDROOM 4

16' 07" x 7' 09" (5.05m x 2.36m) Double glazed window to front, Amtico flooring, two radiators.

KITCHEN/BREAKFAST ROOM

14' 02" x 11' 0" (4.32m x 3.35m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half stainless steel sink with drainer, integrated gas hob with extractor over, integrated oven, integrated microwave, integrated dishwasher, space for American fridge/freezer, breakfast bar/central island, under stairs storage cupboard, double glazed window to front, Amtico flooring, two radiators.



STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed window to front, carpet.

BEDROOM 1

11' 10" x 10' 05" (3.61m x 3.18m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

11' 10" x 8' 04" (3.61m x 2.54m) Double glazed window to rear, carpet, radiator.



BEDROOM 3

10' 05" x 6' 10" (3.18m x 2.08m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

30' 0" x 30' 0" (9.14m x 9.14m) Patio area with rest laid to lawn, extra area to side, side access.

CABIN

15' 08" x 5' 02" (4.78m x 1.57m) French door to front, power and light.

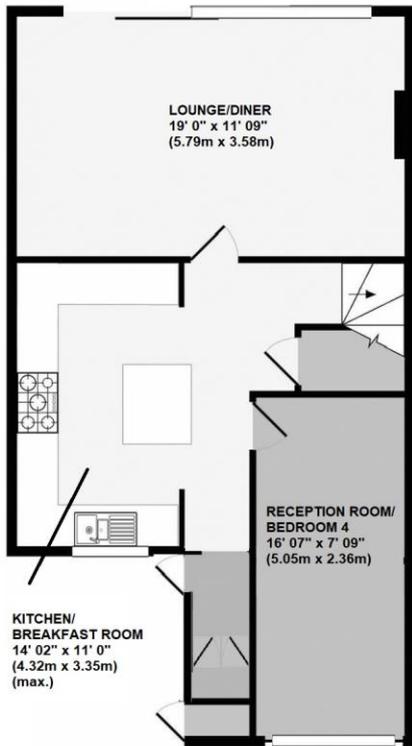
OFF STREET PARKING

Driveway for multiple vehicles.

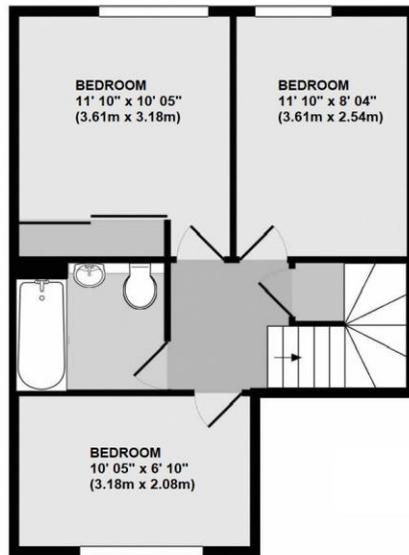
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

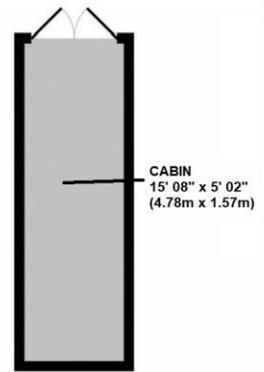




GROUND FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.3 SQ.M.)

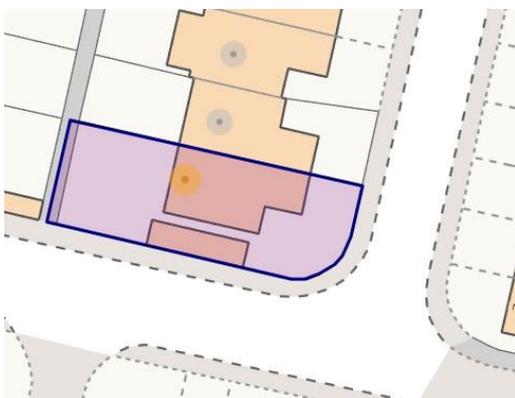


1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)



OUTBUILDING
APPROX. FLOOR
AREA 82 SQ.FT.
(7.6 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: D
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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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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