

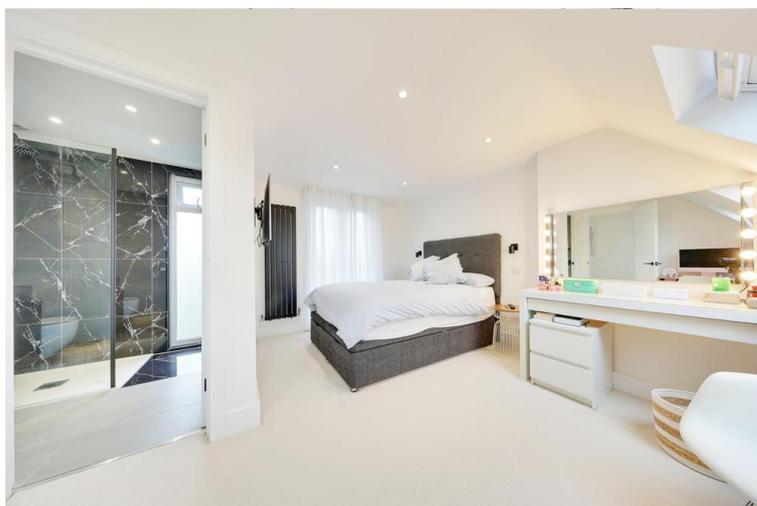


100 Homefield Rise, Orpington, BR6 0RW

Asking Price: £535,000

- 3 Bedroom, 2 Bathroom End of Terrace House
- Well Located for Orpington High Street & Station
- Rear Extended & Loft Converted
- Situated in a Quiet Location





Property Description

Thomas Brown Estates are delighted to present this must view, rear extended and loft converted three bedroom, two bathroom family home. Finished to an exceptional standard throughout, the property has been thoughtfully extended and modernised by the current owners to create a stylish living space in a quiet yet highly convenient location within easy walking distance of Orpington High Street and Station.

The accommodation comprises an entrance hallway leading to a beautifully presented lounge featuring a bespoke media wall. To the rear, a stunning kitchen/diner fitted by Academy Kitchens forms the heart of the home, complete with bi-fold doors opening onto the garden, creating an impressive entertaining space and seamless indoor outdoor living.

The first floor offers two well-proportioned bedrooms and a contemporary family bathroom. Occupying the entire second floor is a superb master suite, boasting a Juliet balcony overlooking the rear garden and a luxurious en-suite shower room.

Externally, the property benefits from a driveway to the front providing off street parking for two vehicles. The landscaped rear garden is mainly laid to lawn and features a decked seating area and patio, ideal for entertaining and alfresco dining.

Homefield Rise is perfectly positioned for well-regarded local schools, shops, bus routes, and Orpington mainline station and High Street.

Early viewing is highly recommended. Please contact Thomas Brown Estates, Orpington, to arrange an appointment and fully appreciate the quality, location, and space this exceptional home has to offer.



ENTRANCE HALL

Double glazed composite door to front, engineered wood flooring.

LOUNGE

12' 11" x 12' 06" (3.94m x 3.81m) Feature media wall - bespoke lighting and storage, understairs cupboard, two double glazed windows with shutters to front, engineered wood flooring, radiator.

KITCHEN/DINER

16' 09" x 15' 02" (5.11m x 4.62m) Range of matching wall and base units with quartz worktops over, stainless steel with Quooker boiling tap, integrated slide and hide Neff oven, integrated Neff induction hob, integrated Elica extractor, integrated Neff combi microwave and oven, integrated Neff fridge/freezer, integrated Neff warming draw, integrated Neff washing machine, integrated Neff touch to open dishwasher, integrated wine cooler, integrated waste disposal, integrated tumble dryer, double glazed bi-folding doors to rear, skylight, underfloor heating.



STAIRS TO FIRST FLOOR LANDING

Fitted storage, double glazed window with shutters to front, loft hatch, carpet.

BEDROOM

9' 06" x 7' 08" (2.9m x 2.34m) Fitted wardrobe, double glazed window with shutters to front, carpet, radiator.

BEDROOM

10' 01" x 7' 11" (3.07m x 2.41m) Double glazed window with shutters to rear, carpet, radiator.



BATHROOM

Duravit WC, wash hand basin, vanity unit, bath with Aqualisa shower over, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

STAIRS TO SECOND FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM

13' 09" x 12' 05" (4.19m x 3.78m) Eaves storage, two Velux windows, Juliet balcony to rear, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, vanity unit, walk-in shower with rainforest head, double glazed opaque window to rear, tiled walls, tiled flooring.

OTHER BENEFITS I INCLUDE:

SOUTH FACING GARDEN

80' 0" (24.38m) Patio and decked areas with rest laid to lawn, mature flowerbeds, side access.

OFF STREET PARKING

Drive with space for 2 vehicles.

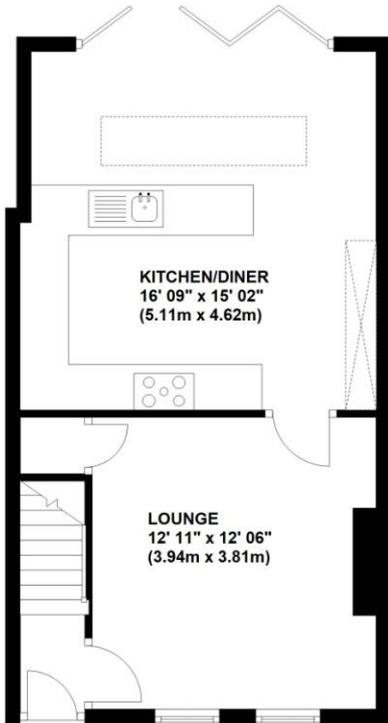
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



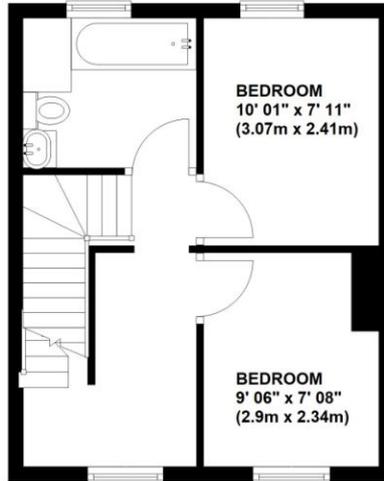
Ground Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



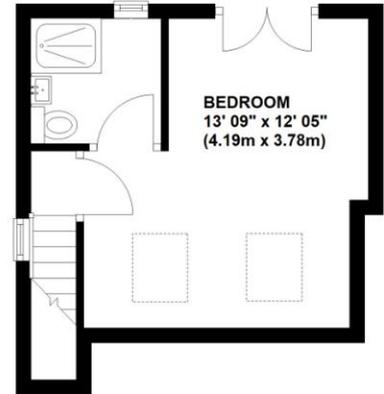
First Floor

Approx. 29.5 sq. metres (317.1 sq. feet)



Second Floor

Approx. 19.1 sq. metres (205.6 sq. feet)



Total area: approx. 91.0 sq. metres (979.4 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: C

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(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	

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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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