

# THOMAS BROWN

ESTATES



**4 Hillcrest Road, Orpington, BR6 9AW**

**Offers IEO: £900,000**

- 4 Bedroom Semi-Detached House
- Potential to Extend to Rear and/or into Loft Space (STPP)
- 2 Reception Rooms, 2 Bathrooms
- No Forward Chain





## Property Description

**\*\*CALL FOR IMMEDIATE ACCESS\*\*** Thomas Brown Estates are delighted to offer this immaculately presented four bedroom two bathroom semi-detached property, being offered to the market with no forward chain, situated at the bottom of the ever sought after and prestigious Hillcrest Road in South Orpington. The accommodation comprises: entrance porch and hallway, lounge, dining room, kitchen/breakfast room, spacious bathroom with separate corner bath and shower, and utility room to the ground floor. To the first floor is a landing providing access to four bedrooms (three being doubles) and the family bathroom. Externally there is a wonderful rear garden which is mainly laid to lawn with a patio area, perfect for entertaining and alfresco dining, integral garage and a driveway to the front. Although the property already boasts a strong floor space, STPP there is potential to extend across the rear and/or into the loft space as many have done in the locality. Hillcrest Road is very well located for local schools such as St. Olaves and Newstead Woods for Girls, Orpington High Street, bus routes and both Orpington and Chelsfield mainline stations. Please call Thomas Brown Estates to arrange an appointment to view, to fully appreciate the quality of location on offer.



**ENTRANCE PORCH**

Opaque door to front, opaque panels to front and side, tiled flooring.

**ENTRANCE HALL**

Opaque wooden door to front, double glazed opaque window to front, wood effect flooring, radiator.

**LOUNGE**

16'08" x 12'07" (5.08m x 3.84m) Double glazed sliding door to rear, carpet, radiator.

**DINING ROOM**

13'05" x 12'09" (4.09m x 3.89m) Double glazed bay window to front, carpet, radiator.

**KITCHEN/BREAKFAST ROOM**

12'02" x 10'01" (3.71m x 3.07m) Range of matching wall and base units with granite worktops over, one and a half bowl stainless steel sink, integrated double oven, integrated induction hob with extractor over, integrated dishwasher, integrated microwave, integrated warming drawer, space for table and chairs, double glazed window to rear, tile effect flooring, radiator.

**UTILITY ROOM**

12'07" x 11'02" (3.84m x 3.4m) (L-shaped) Space for fridge/freezer, space for washing machine, space for tumble dryer, double glazed window to rear, double glazed opaque door to rear, vinyl flooring.

**BATHROOM**

13'10" x 8'09" (4.22m x 2.67m) Low level WC, wash hand basin in vanity unit, corner bath, double shower cubicle, double glazed opaque window to front, wood effect flooring, radiator.

**STAIRS TO FIRST FLOOR LANDING**

Double glazed window to front, carpet runner on stairs, carpet to landing, radiator.

**BEDROOM**

14'01" x 12'08" (4.29m x 3.86m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

**BEDROOM**

12'09" x 11'11" (3.89m x 3.63m) Double glazed window to rear, carpet, radiator.

**BEDROOM**

15'10" x 8'09" (4.83m x 2.67m) Fitted wardrobe, double glazed window to front, carpet, radiator.

**BEDROOM**

8'07" x 8'05" (2.62m x 2.57m) Double glazed window to side, carpet, radiator.

**BATHROOM**

Low level WC, wash hand basin, bath with shower over, two double glazed opaque windows to rear, vinyl effect flooring, radiator.

**OTHER BENEFITS INCLUDE:**

**SOUTH FACING REAR GARDEN**

100'0" x 44'0" (30.48m x 13.41m) Patio area with rest laid to lawn, mature flowerbeds, solar awning.

**FRONT GARDEN/OFF STREET PARKING**

Drive for three vehicles, laid to lawn, mature shrubs.

**INTEGRAL GARAGE**

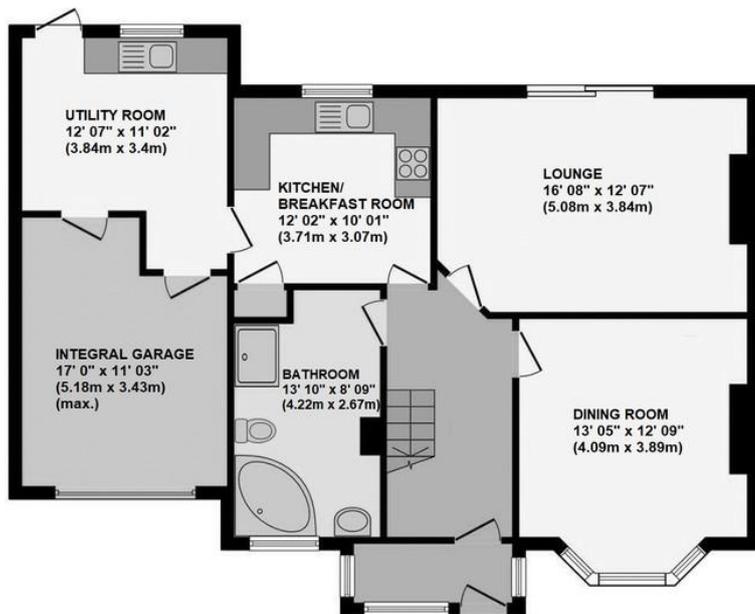
17'0" x 11'03" (5.18m x 3.43m) (measured at maximum) Electric up and over door, power and light.

**DOUBLE GLAZING**

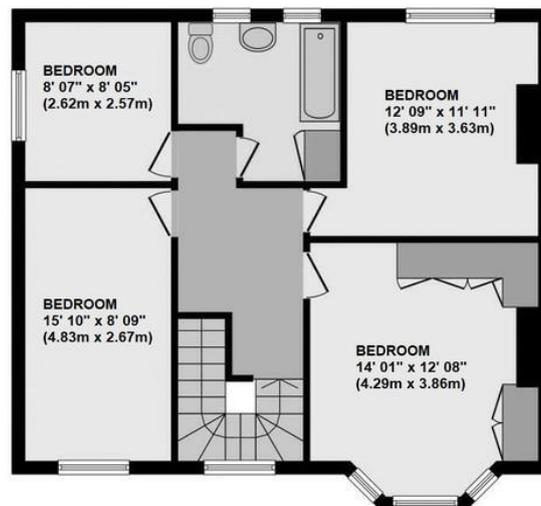
**CENTRAL HEATING SYSTEM**

**NO FORWARD CHAIN**



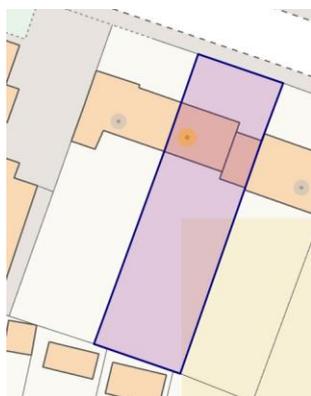


**Ground Floor**



**First Floor**

This plan is for illustration purpose only - not to scale



**Construction: Standard**

**Council Tax Band: F**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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