

# THOMAS BROWN

ESTATES



THOMAS BROWN  
ESTATES

## 1 Renton Drive, Orpington, BR5 4HH

Asking Price: **£540,000**

- 4 Bedroom, 2 Bathroom Detached Chalet Bungalow
- Master Bedroom with En-Suite
- Well Located for Local Shops & Stations
- Off Street Parking, Flexible Accommodation







## Property Description

Thomas Brown Estates are delighted to offer this four bedroom two bathroom detached chalet bungalow being offered to the market with no forward chain, boasting flexible accommodation, drive for numerous vehicles and a wonderful rear garden with two large decked areas perfect for alfresco dining and entertaining. The accommodation on offer comprises: entrance porch and hall, lounge, modern fitted kitchen/diner, two double bedrooms, family bathroom and utility room to the ground floor. To the first floor are two further bedrooms, one being the master bedroom with en-suite shower room. Externally there is a rear garden mainly laid to lawn with two decked areas and a driveway to the front/side for numerous vehicles. Renton Drive is well located for local schools, shops, bus routes and both Orpington and St. Mary Cray mainline stations. Internal viewing is highly recommended to fully appreciate the property on offer.





#### ENTRANCE PORCH

Double glazed door to front, tiled flooring.

#### ENTRANCE HALL

Door to front, understairs storage cupboard and storage cupboard, solid wood flooring, covered radiator.

#### LOUNGE

19' 9" x 11' 9" (6.02m x 3.58m) Double glazed window to front, double glazed window to side, solid wood flooring, two radiators.

#### KITCHEN/DINER

11' 7" x 10' 5" (3.53m x 3.18m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for range style cooker, extractor hood, integrated dishwasher, space for fridge/freezer, double glazed window to rear, double glazed window and double glazed door to side, tiled flooring, covered radiator.



#### BEDROOM

15' 10" x 12' 0" (4.83m x 3.66m) Two double glazed windows to front, double glazed window to side, carpet radiator.

#### BEDROOM

12' 0" x 9' 1" (3.66m x 2.77m) Double glazed window to side, double glazed French doors to rear, carpet, radiator.

#### UTILITY ROOM

13' 0" x 5' 1" (3.96m x 1.55m) Range of matching wall and base units with worktops over, space for washing machine, space for tumble dryer, double glazed door to front and rear, tiled flooring, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Velux window, carpet.

#### BEDROOM

10' 6" x 10' 0" (3.2m x 3.05m) Built in storage cupboard, double glazed window to rear, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin, shower cubicle, tiled flooring, radiator.

#### BEDROOM

10' 4" x 7' 1" (3.15m x 2.16m) (part restricted headroom) Access to Eaves storage, Velux window, carpet, radiator.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

45' 0" x 42' 0" (13.72m x 12.8m) Two decked areas with rest laid to lawn, mature flowerbeds, side access.

#### FRONT GARDEN/OFF STREET PARKING

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

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

GROUND FLOOR  
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2023



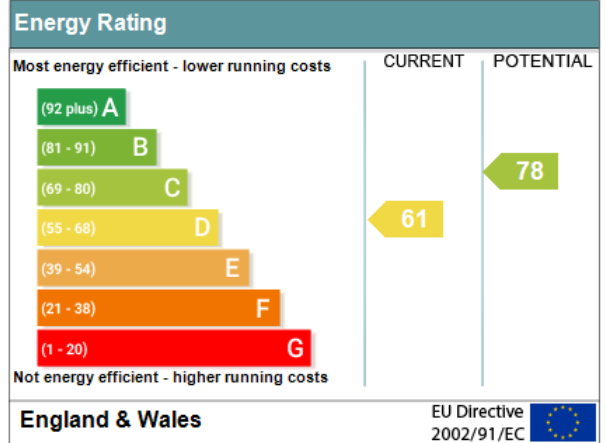
## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

Address: 1 Renton Drive, ORPINGTON, BR5 4HH  
RRN: 0037-3029-1201-9397-9204



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