THOMAS BROWN
ESTATES

1 Warren Gardens, Orpington, BR6 6JD

Offers IEO: £1,000,000

- 5 Double Bedroom, 4 Reception Room Detached House
- High Specification & Quality Fixtures Throughout
- Immaculately Presented
- No Forward Chain

Property Description

Thomas Brown Estates are delighted to offer this 2358 SQFT five double bedroom, immaculately presented detached family home boasting a high specification and quality fixtures throughout, being offered to the market with no forward chain, situated in a sought after close in South Orpington, providing easy access to Warren Road Primary School and Chelsfield Station. The accommodation on offer comprises; large entrance hall leading to the modern fitted kitchen/breakfast room with solid oak cabinets and granite worktops, a fantastic orangery with under floor heating, lounge, dining room, study with fitted furniture, utility room and WC to the ground floor. To the first floor is a spacious landing providing access to five double bedrooms (all with fitted/built in wardrobes), with the master boasting an en-suite, and a family bathroom. Externally, there is a landscaped rear garden, perfect for entertaining and alfresco dining, integral double garage and ample off street parking to the drive to the front. Internal viewing is highly recommended to appreciate the standard of location and accommodation on offer.

ENTRANCE HALL
Double glazed composite door to front, storage cupboard, understairs storage, Amtico flooring.

LOUNGE
21' 10" x 12' 6" (6.65m x 3.81m) Gas fireplace, fitted display units, double glazed window and double glazed French doors to rear, carpet, two radiators.

KITCHEN/BREAKFAST ROOM
18' 10" x 8' 11" (5.74m x 2.72m) Range of matching solid oak wall and base units with granite worktops over, one and a half bowl stainless steel sink, range style cooker with extractor over, integrated fridge/freezer, integrated dishwasher, integrated microwave, breakfast bar and fitted units, double glazed window to front and side, double glazed opaque door to side, tiled splashbacks, Amtico flooring, radiator.

DINING ROOM
12' 8" x 8' 7" (3.86m x 2.62m) French doors to orangery, carpet, radiator.

STUDY
8' 8" x 8' 5" (2.64m x 2.57m) Fitted Hammonds study furniture, French doors to orangery, Amtico flooring, radiator.

ORANGERY
17' 0" x 15' 11" (5.18m x 4.85m) Fitted Thomas Sanderson blinds, double glazed windows to side and rear, double glazed French doors to rear, Amtico flooring, underfloor heating.

UTILITY ROOM
Solid oak units with granite worktops over, stainless steel sink, space for washing machine, space for tumble dryer, tiled splashbacks, Amtico flooring, heated towel rail.

CLOAKROOM
Low level WC, fitted solid oak units, double glazed opaque window to side, Amtico flooring, radiator.

STAIRS TO FIRST FLOOR LANDING
Airing cupboard, loft hatch, double glazed window to front and rear, carpet, two radiators.

BEDROOM 1
18' 10" x 12' 1" (5.74m x 3.68m) Fitted wardrobes floor to ceiling, double glazed window to side, carpet, two radiators.

EN-SUITE
Low level WC, wash hand basin, double walk-in shower with Aqualisa rainforest head and shower attachment, Montrose fitted bath units, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

BEDROOM
17' 10" x 8' 3" (5.44m x 2.51m) Built in wardrobes, double glazed window to front, carpet, radiator.

BEDROOM
13' 7" x 8' 6" (4.14m x 2.59m) Built in wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM
11' 0" x 8' 4" (3.35m x 2.54m) Built in wardrobes, double glazed window to front, carpet, radiator.

BEDROOM
10' 6" x 8' 2" (3.2m x 2.49m) Built in wardrobes, double glazed window to side, carpet, radiator.

BATHROOM
Low level WC, wash hand basin, bath with Aqualisa shower head over, Montrose fitted units, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail, shaver point.

OTHER BENEFITS INCLUDE:

GARDEN
60' 0" x 60' 0" (18.29m x 18.29m) Landscaped, large patio area, decked area, laid to lawn, mature flowerbeds, water feature, shed, outdoor lighting, side access.

INTEGRAL DOUBLE GARAGE
17' 6" x 16' 9" (5.33m x 5.11m) Electric up and over door, power and light, space for fridge/freezer and appliances.

OFF STREET PARKING

CENTRAL HEATING SYSTEM

ALARMED

NO FORWARD CHAIN

GROUND FLOOR
APPROX. FLOOR
AREA 1356 SQ.FT.
(126.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1002 SQ.FT.
(93.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2358 SQ.FT. (219.1 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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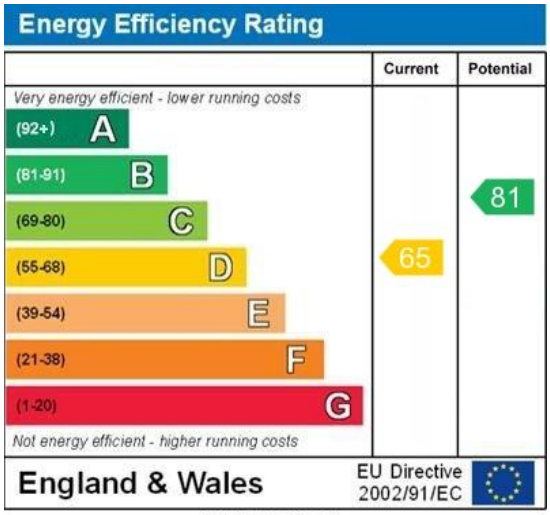
Other Information:

Council Tax Band: G

Construction: Standard

Tenure: Freehold



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