

THOMAS BROWN

ESTATES

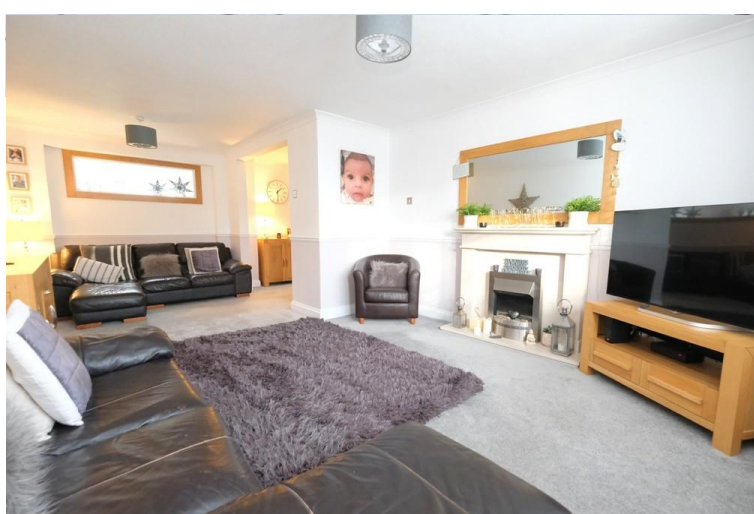


11 Arne Grove, Orpington, BR6 9TT

Asking Price: £735,000

- 4 Bedroom, 2 Bathroom Detached House
- Well Located for Warren Road Primary School
- Double Storey Rear Extended
- Garage & Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, immaculately presented double storey rear extended four bedroom two bathroom detached house boasting close proximity to many local schools including Warren Road Primary School and Orpington Station. The accommodation comprises; entrance hallway, open plan lounge/dining room, kitchen/breakfast room that spans the rear of the house and a WC to the ground floor. To the first floor there is a landing giving access to four bedrooms, master with en-suite shower room, and a family bathroom. Externally there is a landscaped rear garden perfect for entertaining, garage to the side and a drive to the front. Arne Grove is well located for Orpington High Street and Station, local schools and bus routes. Please call Thomas Brown Estates to arrange a viewing to fully appreciate the quality of location and specification on offer.



ENTRANCE HALL

Double glazed opaque door to front, carpet, covered radiator.

LOUNGE

22' 11" x 12' 9" (6.99m x 3.89m) (measured at maximum) (open plan to dining room) Double glazed windows with shutters to front, carpet, two radiators.

DINING ROOM

12' 0" x 9' 6" (3.66m x 2.9m) Double glazed opaque window to side, carpet, radiator.

KITCHEN/BREAKFAST ROOM

21' 4" x 10' 8" (6.5m x 3.25m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated induction hob with extractor over, integrated dishwasher, space for washing machine, space for fridge/freezer, double glazed window to side, double glazed door and double glazed window to rear, double glazed door to rear, Velux window, tile effect flooring, radiator.



CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed opaque window to side, engineered wood flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, carpet.

BEDROOM

11' 4" x 10' 10" (3.45m x 3.3m) Fitted wardrobes, double glazed window with shutters to front, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, tiled walls, wood effect flooring, heated towel rail.

BEDROOM

11' 2" x 10' 10" (3.4m x 3.3m) Fitted wardrobes, double glazed window to rear, carpet, radiator.



BEDROOM

10' 9" x 7' 2" (3.28m x 2.18m) Double glazed window with shutters to front, carpet, radiator.

BEDROOM

8' 5" x 7' 1" (2.57m x 2.16m) Double glazed window to side, carpet, radiator.

BATHROOM

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

OTHER BENEFITS I INCLUDE:

GARDEN

55' 0" x 40' 0" (16.76m x 12.19m) Landscaped, patio and large decked areas with rest laid to lawn, mature flowerbeds, side access.

GARAGE

16' 9" x 8' 2" (5.11m x 2.49m) Up and over door to front, double glazed door to side, power and light.

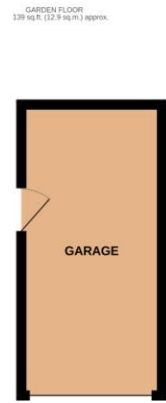
OFF STREET PARKING

Drive, covered entrance.

DOUBLE GLAZING

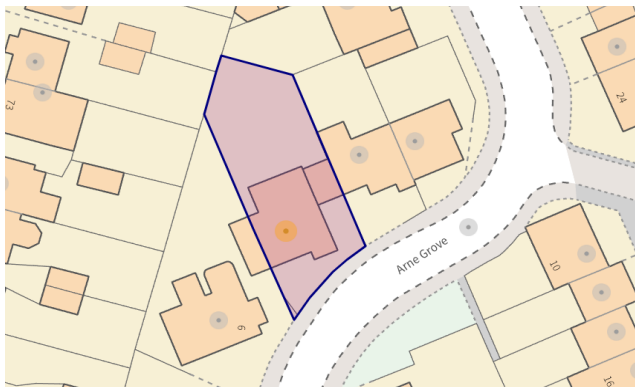
CENTRAL HEATING SYSTEM



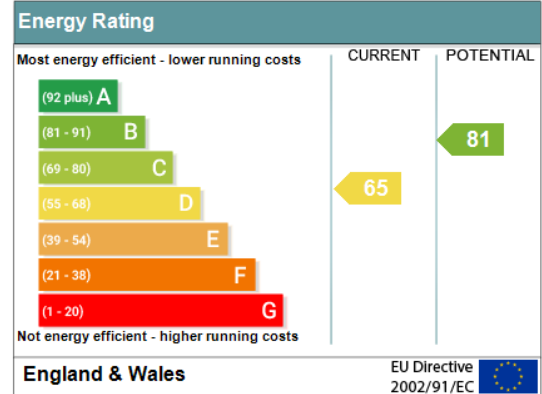


TOTAL FLOOR AREA: 1503 sq.ft. (139.6 sq.m.) approx.

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.
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Address: 11 Arne Grove, ORPINGTON, BR6 9TT
RRN: 0360-2343-3370-2094-2671



Construction: Standard
Council Tax Band: E
Tenure: Freehold

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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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