

THOMAS BROWN

ESTATES



11 Hawfield Bank, Orpington, BR6 7TA

Asking Price: £725,000

- 4 Bedroom, 2 Bathroom Link-Detached House
- Well Located for Goddington Park
- Spacious 19'04 Lounge & 19'06 Kitchen/Dining Room
- Quiet Cul-De-Sac Location





Property Description

Thomas Brown Estates are delighted to offer this modern and immaculately presented four bedroom, two bathroom link-detached family home, ideally positioned towards the end of a quiet cul-de-sac and within easy reach of the popular Goddington Park.

The ground floor comprises an entrance porch and welcoming hallway leading to a spacious 19'4" lounge, a stunning 19'6" kitchen/dining room with direct access to the rear garden, a separate study, WC, utility room and a garage.

To the first floor are four bedrooms, including a generous principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Externally, the property boasts a beautifully maintained rear garden, perfect for outdoor dining and entertaining, while the front benefits from a driveway providing off-street parking.

Hawfield Bank is conveniently located for a range of highly regarded schools, local shops, transport links and the open green spaces of Goddington Park, making it an ideal home for growing families.

An internal viewing is highly recommended to fully appreciate the spacious accommodation, excellent condition and sought-after location on offer.



Entrance Porch:

Double glazed door to side, coconut mat.

Entrance Hall:

Double glazed opaque door to front, cupboard, tiled flooring, radiator.

Lounge:

19'04" x 16'04" (5.89m x 4.98m). Double glazed window and double glazed bay window with shutters to front, carpet, three radiators.

Kitchen/Diner:

19'06" x 12'02" (5.94m x 3.71m). Range of matching wall and base units with quartz worktops over, one and a half bowl sink and drainer, integrated Bosch double oven, integrated induction hob with extractor over, integrated dishwasher, space for American fridge/freezer, double glazed window and double glazed French doors to rear, tiled flooring, radiator.

Study:

14'05" x 7'03" (4.39m x 2.21m). Double glazed window to rear, double glazed door to side, tiled flooring, radiator.

Utility Room:

6'03" x 4'11" (1.91m x 1.5m). Space for washing machine, space for tumble dryer, double glazed door to side, tiled flooring.

Cloakroom:

WC, wash hand basin, part tiled walls, tiled flooring.

Stairs To First Floor Landing:

Storage cupboard, double glazed window to side, carpet, radiator.

Bedroom 1:

13'10" x 12'03" (4.22m x 3.73m). Fitted wardrobes, two double glazed windows with shutters to front, carpet, radiator.

En-Suite:

WC, wash hand basin, shower cubicle with rainforest head and shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

Bedroom 2:

12'02" x 8'10" (3.71m x 2.69m). Built in wardrobe, double glazed window to rear, carpet, radiator.

Bedroom 3:

13'08" x 6'09" (4.17m x 2.06m). Built in wardrobe, double glazed window to front, carpet, radiator.

Bedroom 4:

8'08" x 6'09" (2.64m x 2.06m). Built in wardrobe, double glazed window to rear, carpet, radiator.

Bathroom:

WC, wash hand basin, bath with rainforest shower head over and shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

Other Benefits Include:

Garden:

40'0" x 34'0" (12.19m x 10.36m). Patio area with rest laid to lawn, mature flowerbeds and shrubs.

Front:

Drive with space for multiple vehicles, part laid to lawn, mature shrubs.

Garage:

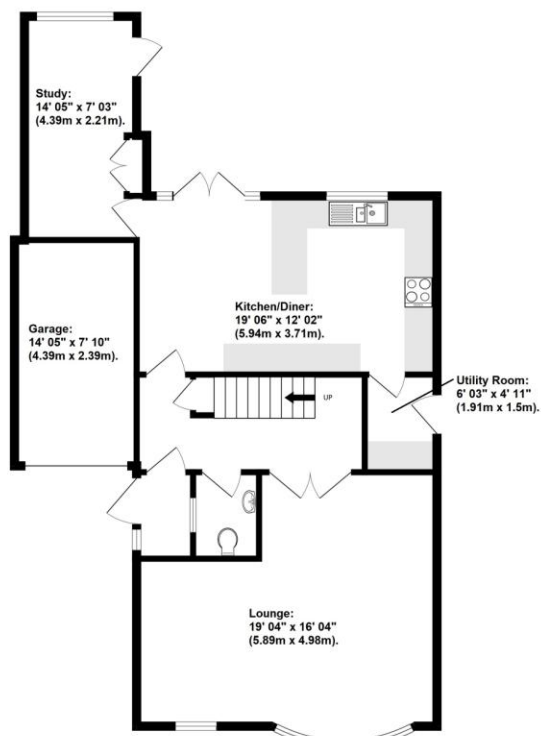
14'05" x 7'10" (4.39m x 2.39m). Up and over door, power and light.

Double Glazing

Central Heating System



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



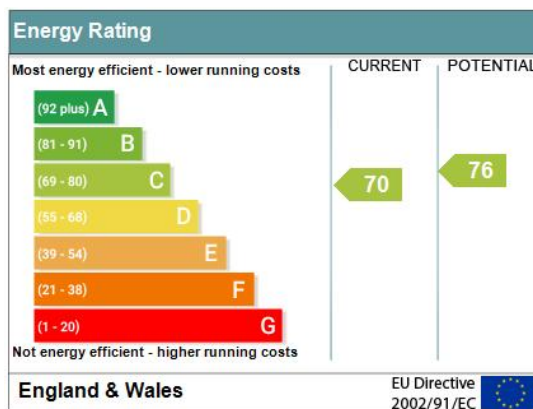
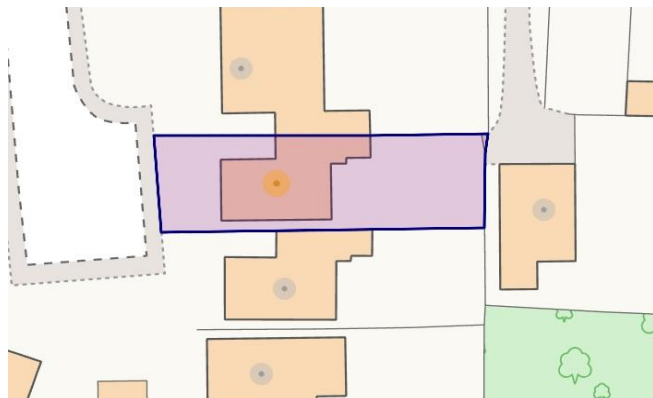
1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



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 herein, 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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Council Tax Band: G

Tenure: Freehold

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