

THOMAS BROWN

ESTATES



6 Porthallow Close, Orpington, BR6 9XU

Asking Price: £700,000

- 3 Bedroom, 2 Bathroom Detached House
- Well Located for Orpington High Street & Station
- 20'11 x 19'11 Kitchen/Family Room
- No Forward Chain, Rear Extended





Property Description

Thomas Brown Estates are delighted to offer this must view, rear extended three bedroom two bathroom detached home situated on the ever popular Maples Development in South Orpington. The property is within walking distance of Orpington Station, Warren Road Primary School and St. Olave's Grammar School, and is offered to the market with no forward chain.

The accommodation comprises an entrance hall, a comfortable lounge, and an impressive 20'11 x 19'11 kitchen/family room that provides an excellent space for entertaining, along with a convenient ground floor WC. On the first floor there are three bedrooms, including a master bedroom with an en-suite shower room, as well as a family bathroom.

Externally, the property benefits from a rear garden that is ideal for alfresco dining and outdoor relaxation, together with a driveway to the front and a garage. Porthallow Close is ideally located for local amenities, schools and transport links, with easy access to Orpington High Street, bus routes and the mainline station. Viewing through Thomas Brown Estates is highly recommended to fully appreciate the location and specification on offer.





ENTRANCE HALL

Door to front, tiled flooring, underfloor heating.

LOUNGE

14' 09" x 10' 0" (4.5m x 3.05m) Double glazed window to front, tiled flooring, underfloor heating, radiator.

KITCHEN/FAMILY ROOM

20' 10" x 19' 11" (6.35m x 6.07m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, integrated microwave, double glazed window and double glazed bi-folding doors to rear, three skylights, tiled flooring, underfloor heating.



CLOAKROOM

Low level WC, wash hand basin, wood effect flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet.

BEDROOM 1

15' 01" x 8' 06" (4.6m x 2.59m) (measured to front of wardrobes) Fitted wardrobes, two double glazed windows to rear, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to rear, vinyl flooring, heated towel rail.

BEDROOM 2

11' 10" x 8' 05" (3.61m x 2.57m) Double glazed window to front, carpet, radiator.

BEDROOM 3

9' 01" x 6' 06" (2.77m x 1.98m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN

30' 0" x 26' 0" (9.14m x 7.92m) Patio area with rest laid to lawn, side access.



FRONT

Drive, laid to lawn, covered entrance.

GARAGE

17' 01" x 8' 02" (5.21m x 2.49m) Up and over door to front, power and light.

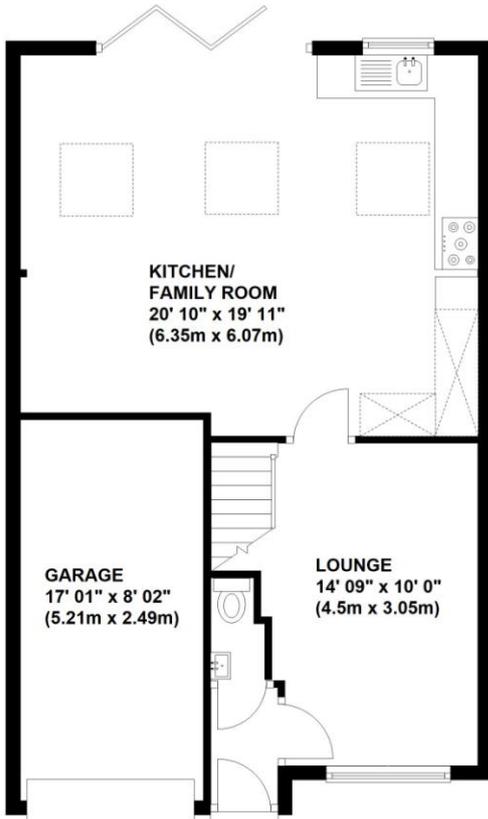
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

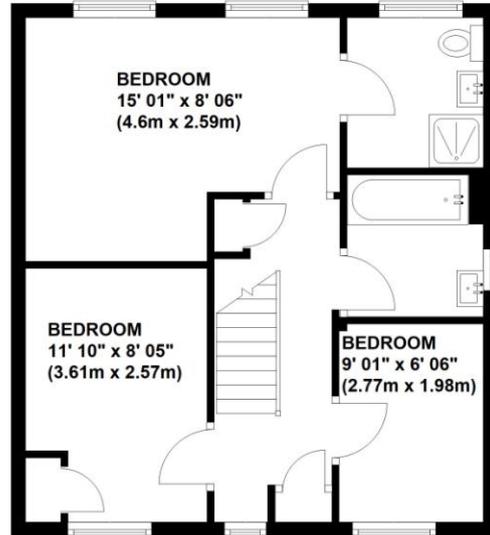
Ground Floor

Approx. 65.8 sq. metres (708.6 sq. feet)



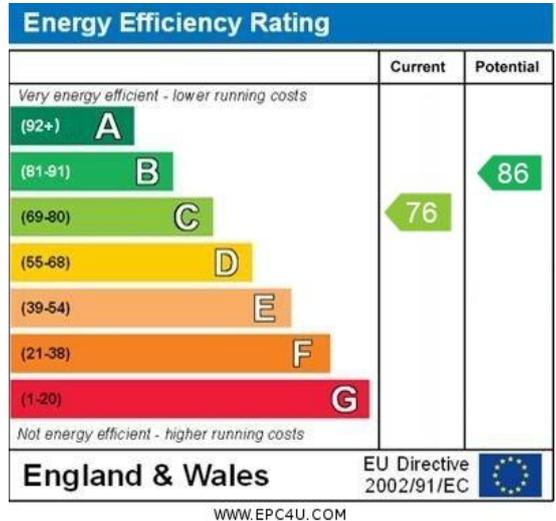
First Floor

Approx. 48.1 sq. metres (518.1 sq. feet)



Total area: approx. 114.0 sq. metres (1226.7 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



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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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

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