

THOMAS BROWN

ESTATES



9 Harrow Gardens, Orpington, BR6 9WD **Asking Price: £710,000**

- 3 Bedroom, 2 Bathroom Detached Bungalow
- Very Sought After Development
- Rare to Market, Larger Style
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, larger style three bedroom, two bathroom, detached bungalow, situated on a very sought after development set off of Charterhouse Road in South Orpington. The accommodation on offer comprises; entrance hall, lounge with access to the rear garden, kitchen/diner, three bedrooms (master with en-suite) and a family bathroom. Externally there is a fantastic mature rear garden, mainly laid to lawn with a patio and shed. The property also benefits from a large garage with an electric roll-up door and a driveway to the front for multiple vehicles. The property also benefits from being in a cul-de-sac location, and is offered to the market with no forward chain. Harrow Gardens is well located for local schools (including St. Olave's), local shops, bus routes and both Orpington and Chelsfield mainline stations. Please call Thomas Brown Estates to arrange your appointment to view to fully appreciate the location of the accommodation on offer.



FRONT

Driveway with rest laid to lawn.

ENTRANCE HALL

Double glazed door to front, storage cupboard, airing cupboard, loft access, laminate flooring, radiator.

LOUNGE

18' 0" x 13' 09" (5.49m x 4.19m) Feature fireplace, double glazed French doors to rear, two double glazed panels to rear, carpet, two radiators.

KITCHEN

11' 06" x 10' 06" (3.51m x 3.2m) (measured to widest point) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, integrated oven and hob with extractor over, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, central heating boiler, tiled splashbacks, door to garage, two double glazed leaded windows to front, tiled flooring, radiator.



BEDROOM 1

13' 04" x 12' 11" (4.06m x 3.94m) (measured into bay) Built in wardrobe, double glazed leaded window to front, carpet, radiator.

EN-SUITE

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

BEDROOM 2

11' 03" x 8' 11" (3.43m x 2.72m) Built in wardrobe, double glazed leaded window to rear, carpet, radiator.



BEDROOM 3

11' 02" x 10' 0" (3.4m x 3.05m) Double glazed leaded window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, panel enclosed bath and shower attachment, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARAGE

20' 02" x 9' 02" (6.15m x 2.79m) Electric roll up door, double glazed door to rear, eaves storage, power and light.

GARDEN

50' 0" (15.24m) (approx.) Patio area with rest laid to lawn, side access, shed, mature shrubs.

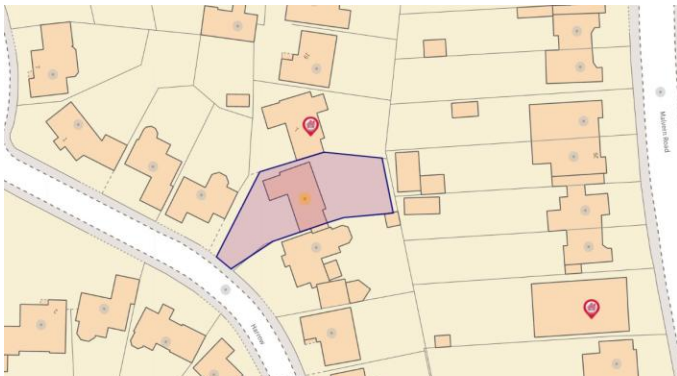
OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





Construction: Standard
Council Tax Band: F
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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.

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