

THOMAS BROWN

ESTATES



1 Beechwood Avenue, Orpington, BR6 7EX **Asking Price: £775,000**

- 4 Bedroom, 2 Reception Room Detached House
- Double Storey Side Extended
- Close Proximity to High Elms Country Park
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this double storey extended four bedroom detached house being offered to the market with no forward chain, located in a semi rural location - and close to local woodland (High Elms Country Park). The well presented property comprises; spacious entrance porch, entrance hall, lounge, 2nd reception room, kitchen/breakfast room, utility room, downstairs WC, and study/office to the ground floor. Stairs to the first floor provide access to a family bathroom and four bedrooms - the master bedroom benefits from a walk in dressing area and an en-suite shower room. Externally, there is a rear garden mainly paved with mature shrubs, and off street parking for multiple vehicles to the front, and a garage to the side of the property. The property is gas central heated and double glazed. Beechwood Avenue is well located for local schools, shops and local bus routes. Please call Thomas Brown Estates to arrange your appointment to view.



ENTRANCE PORCH

6' 9" x 5' 8" (2.06m x 1.73m) Double glazed door to front, two double glazed panels to front, tiled flooring, radiator.

ENTRANCE HALL

Double glazed door to front, double glazed window to rear, under stairs storage, carpet, two radiators.

LOUNGE

18' 8" x 12' 4" (5.69m x 3.76m) Feature fireplace, double glazed bay window to front, carpet, radiator.

RECEPTION ROOM 2

13' 0" x 12' 7" (3.96m x 3.84m) Double glazed window to front, double glazed French doors to side garden, carpet, radiator.

KITCHEN/BREAKFAST ROOM

16' 9" x 11' 2" (5.11m x 3.4m) Range of matching wall and base units with worktops over, stainless steel sink with mixer taps, integrated oven, integrated hob, extractor fan, plumbing for dishwasher, integrated freezer, double glazed window and double glazed French doors to garden, part tiled walls, tiled flooring, radiator.



STUDY/OFFICE

12' 7" x 5' 6" (3.84m x 1.68m) Double glazed window to side, carpet, radiator.

UTILITY ROOM

9' 6" x 5' 7" (2.9m x 1.7m) Wall units and worktops, butler style sink, plumbing for washing machine, space for American style fridge/freezer, space for tumble dryer, double glazed window to side, part tiled walls, tiled flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed window to rear, part tiled walls, carpet, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to rear, carpet, loft access.

BEDROOM 1

18' 9" x 12' 7" (5.72m x 3.84m) Double glazed window to front and side, carpet, radiator.
Walk-in wardrobe/dressing area.



EN-SUITE

7' 3" x 5' 8" (2.21m x 1.73m) Low level WC, wash hand basin, shower cubicle, double glazed window to rear, tiled walls, tiled flooring, heated towel rail.

BEDROOM 2

12' 9" x 10' 11" (3.89m x 3.33m) Double glazed window to front, carpet, radiator.

BEDROOM 3

10' 1" x 7' 9" (3.07m x 2.36m) Double glazed window to front, carpet, radiator.

BEDROOM 4

9' 6" x 7' 3" (2.9m x 2.21m) Double glazed window to rear, carpet, radiator.

BATHROOM

7' 3" x 4' 11" (2.21m x 1.5m) Low level WC, wash hand basin, bath with shower over, double glazed window to rear, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

45' 0" x 30' 0" (13.72m x 9.14m) (approx.) (L-shaped) (measured to longest and widest points) Mainly paved to rear and side, mature shrubs, shed, side access.

FRONT GARDEN/OFF STREET PARKING

Grassed area, block paved drive for multiple vehicles.

GARAGE

18' 10" x 7' 8" (5.79m x 2.31m) Up and over door, power and light, central heating boiler, megaflo system, EV charger.

DOUBLE GLAZING

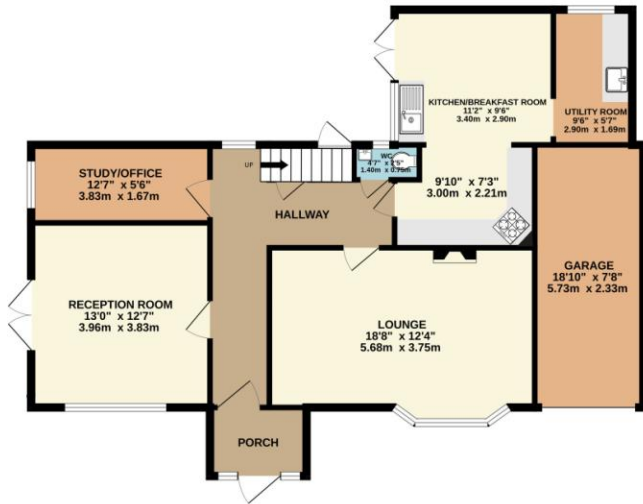
CENTRAL HEATING SYSTEM

CAT 6 CABLING TO MOST ROOMS

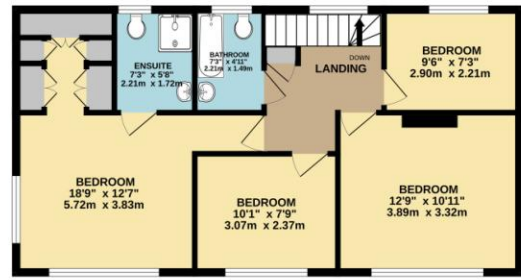
NO FORWARD CHAIN



GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1672 sq.ft. (155.3 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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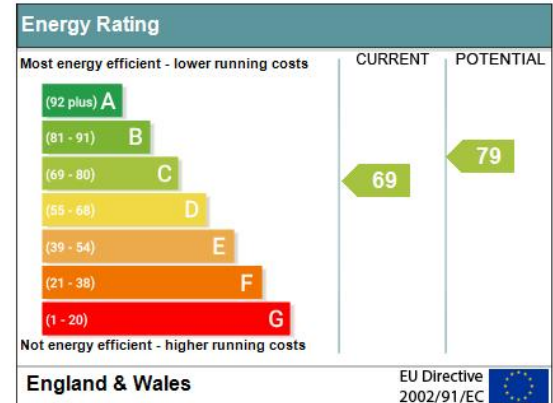


Construction: Standard

Council Tax Band: E

Tenure: Freehold

Address: 1 Beechwood Avenue, ORPINGTON, BR6 7EX
RRN: 0320-2288-0320-2604-3411



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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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