

THOMAS BROWN

ESTATES



4 Penhale Close, Orpington, BR6 9XS

Asking Price: £1,150,000

- 5 Bedroom, 4 Bathroom Detached House
- Recently Renovated & Extended
- Wonderful 27'5x 28'6 Kitchen/Family Room
- Ever Popular Maples Development





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (2831 sqft), recently extended and modernised by the current owner to an exceptional standard throughout, five bedroom four bathroom detached family home situated in the ever popular Maples development in South Orpington, providing easy access to Orpington High Street, Station, Warren Road and St Olaves schools. This must view property comprises; large entrance hall, lounge with feature bespoke television and fire surround, study, utility room, WC and a wonderful 27'5x 28'6 kitchen/family room with bi-fold doors leading to the landscaped rear garden. To the first floor are three bedrooms, including two double bedrooms with en-suites and a family bathroom. To the second floor are two further double bedrooms and a family bathroom. Externally, there is a landscaped rear garden perfect for entertaining and alfresco dining, parking to the front and side for numerous vehicles and a double garage. Points to note are: Italian porcelain tiles to the ground floor and bathrooms, Haus kitchen, landscaped rear garden and feature Venetian plaster walls. Internal viewing is highly recommended to fully appreciate the size, specification and quality of location on offer.



ENTRANCE HALL

Composite door to front, Italian porcelain tiled flooring, radiator.

LOUNGE

23' 9" x 11' 7" (7.24m x 3.53m) Feature fire and TV unit, double glazed window to front, Italian porcelain tiled flooring, two radiators.

KITCHEN/FAMILY ROOM

28' 6" x 27' 5" (8.69m x 8.36m) Haus kitchen: Range of matching wall and base units with worktops over, sink with instant hot water tap, two integrated Neff combination ovens, integrated Neff electric hob and extractor, integrated microwave, integrated under counter fridge, integrated fridge/freezer, integrated dishwasher, Neff heating drawer, Neff coffee machine, central island, bi-fold doors to rear, two skylights, Italian porcelain tiled flooring, underfloor heating.

STUDY

12' 10" x 10' 7" (3.91m x 3.23m) Double glazed window to front, tiled flooring, radiator.

UTILITY ROOM

7' 1" x 6' 4" (2.16m x 1.93m) Range of fitted wall and base units, sink, space for washing machine, space for tumble dryer, Italian porcelain tiled flooring.

CLOAKROOM

Low level WC, wash hand basin in vanity unit, tiled walls, Italian porcelain tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard housing mega flow system, bespoke balustrade, carpet, radiator.

BEDROOM 1

15' 6" x 10' 8" (4.72m x 3.25m) Double glazed window to front, engineered wood flooring, radiator.

EN-SUITE

Low level WC, his and hers wash hand basin in vanity unit, freestanding roll top bath, double glazed opaque window to front, tiled walls, tiled flooring, radiator.

BEDROOM 2

12' 7" x 11' 7" (3.84m x 3.53m) Double glazed window to front, engineered wood flooring, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, double shower cubicle with rainforest shower head and shower attachment, double glazed opaque window to front, tiled walls, tiled flooring, heated towel rail.



BEDROOM 5

11' 4" x 8' 6" (3.45m x 2.59m) (measured at maximum) Double glazed window to rear, engineered wood flooring, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, roll top bath, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

STAIRS TO SECOND FLOOR LANDING

Bespoke balustrade, carpet, radiator.

BEDROOM 3

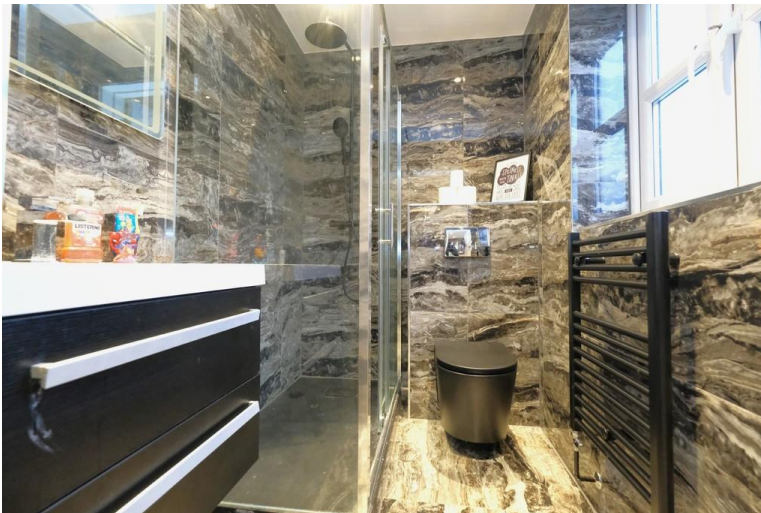
17' 9" x 11' 10" (5.41m x 3.61m) Access to Eaves storage, fitted wardrobes, double glazed window to front, Velux window, two radiators.

BEDROOM 4

17' 9" x 11' 10" (5.41m x 3.61m) Access to Eaves storage, double glazed window to front and side, Velux window, two radiators.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, walk-in shower cubicle with rainforest shower head and shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

Patio area with rest laid to lawn, mature shrubs.

OFF STREET PARKING

Drive to front, laid to lawn, mature shrubs.

DOUBLE GARAGE

20' 0" x 17' 5" (6.1m x 5.31m) Two electric roller blind doors, door to side, power and light, parking for 4 vehicles to front.

CENTRAL HEATING SYSTEM



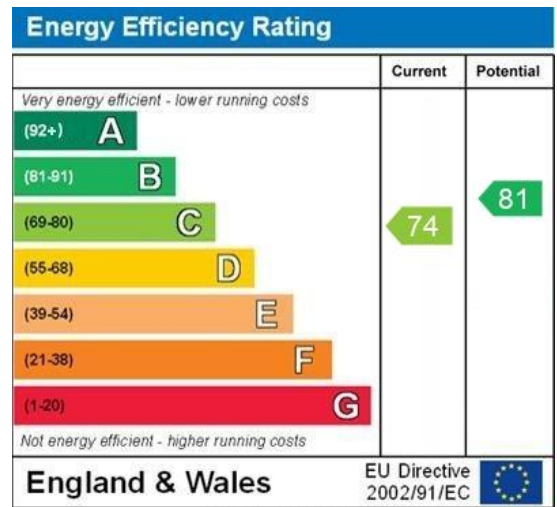


TOTAL FLOOR AREA : 2831 sq.ft. (263.0 sq.m.) approx.

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: G
Tenure: Freehold



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