

THOMAS BROWN

ESTATES



25 South Drive, Orpington, BR6 9NG

Asking Price: £680,000

- 4 Bedroom Semi-Detached House
- Situated on the Popular Davis Development
- Close Proximity to Many Local Schools
- Rear & Loft Extended





Property Description

Thomas Brown Estates are delighted to offer this rear and loft extended, four bedroom semi-detached property, situated on the ever popular Davis Development boasting close proximity to Warren Road and Tubbenden Primary Schools, Darrick Wood, Newstead Wood, and St. Olaves Schools - and is also well located for Orpington Station. The property comprises; entrance porch and hall, lounge, open plan kitchen/dining room, utility room and a WC to the ground floor. To the first floor are three bedrooms and the family bathroom. To the second floor is the fourth bedroom, which is large enough to add an en-suite if required. Externally there is a rear garden mainly laid to lawn, garage (storage only) and a home office/gym with driveway to the front. South Drive is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location on offer.



ENTRANCE PORCH

Double glazed door to front, shoe cupboard, carpet.

ENTRANCE HALL

Double glazed door to front, double glazed opaque window to side, exposed floorboards, radiator.

LOUNGE

13' 0" x 11' 1" (3.96m x 3.38m) Double glazed window to front, exposed floorboards, radiator.

DINING ROOM

13' 3" x 10' 2" (4.04m x 3.1m) (open plan to kitchen) Laminate flooring, radiator.

KITCHEN

16' 9" x 10' 1" (5.11m x 3.07m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated electric hob with extractor over, space for dishwasher, two double glazed windows to rear, double glazed opaque window to side, double glazed door to rear.



SEPARATE WC

Low level WC, wash hand basin in vanity unit, double glazed opaque window to side, tiled flooring, radiator.

UTILITY ROOM

6' 2" x 4' 7" (1.88m x 1.4m) Space for American fridge/freezer, space for washing machine, double glazed opaque window to side.

STAIRS TO FIRST FLOOR LANDING

Two double glazed opaque windows to side, carpet.

BEDROOM

12' 8" x 10' 2" (3.86m x 3.1m) Double glazed window to front, carpet, radiator.

BEDROOM

12' 1" x 10' 1" (3.68m x 3.07m) Fitted wardrobes, double glazed window to rear, carpet, radiator.



BEDROOM

6' 5" x 6' 2" (1.96m x 1.88m) Double glazed window to front and side, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, two double glazed opaque windows to side, tiled flooring, heated towel rail.

STAIRS TO SECOND FLOOR LANDING

Storage, double glazed opaque window to side, carpet.

BEDROOM

17' 5" x 15' 1" (5.31m x 4.6m) (measured at maximum) Built in and fitted storage, double glazed window to rear, two Velux style windows, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

51' 0" (15.54m) (measured to home office) Patio area with rest laid to lawn, side access.

OFF STREET PARKING

Drive, mature hedges and flowerbeds.

GARAGE (STORAGE ONLY)

16' 3" x 7' 9" (4.95m x 2.36m) Door to side, double glazed window to front, power and light, space for tumble dryer.

HOME OFFICE

12' 9" x 10' 5" (3.89m x 3.18m) French doors to front, carpet, power and light.

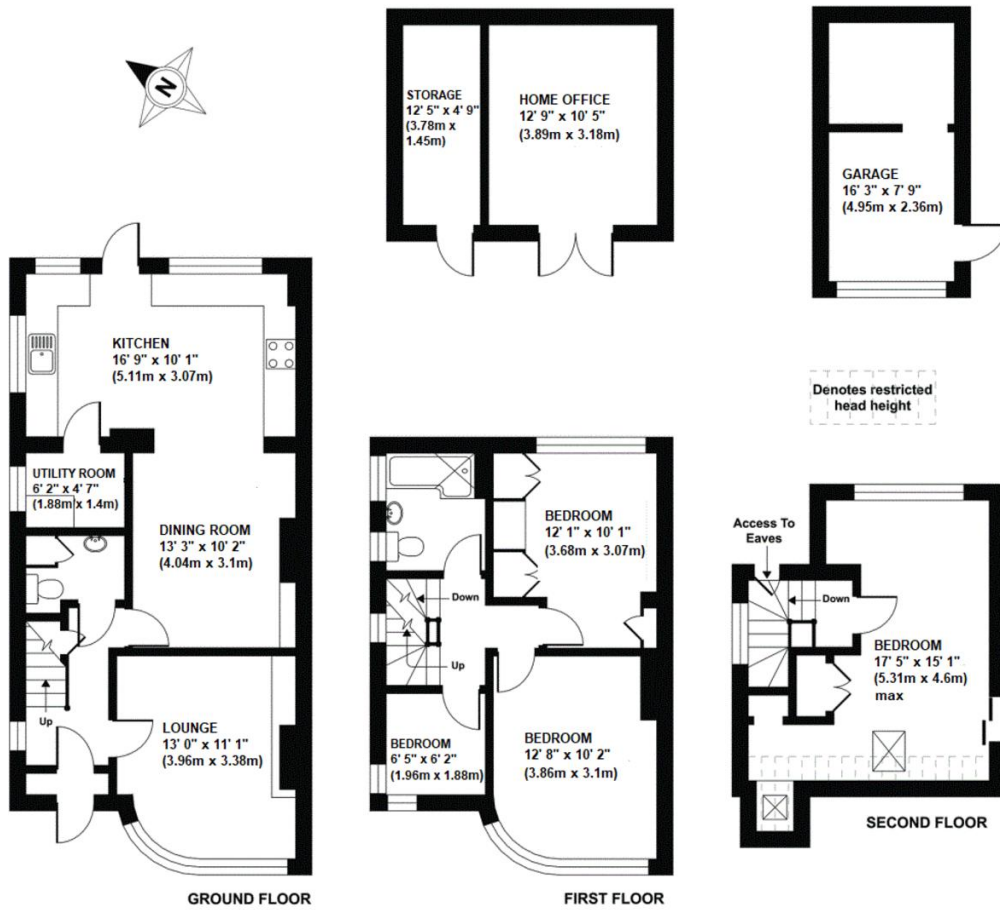
ADDITIONAL STORAGE TO SIDE

12' 5" x 4' 9" (3.78m x 1.45m) Door to front.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Construction: Standard

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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