

# THOMAS BROWN

ESTATES



**114 St. Pauls Wood Hill, Orpington, BR5 2SR** **Guide: £700,000-£725,000**

- 4 Bedroom, 2 Reception Room Semi-Detached House
- Potential to Extend Further (STPP)
- Wonderful 160' Mature Rear Garden
- Highly Desirable Location





## Property Description

Thomas Brown Estates are delighted to offer this extended, deceptively spacious four bedroom semi-detached family home, situated towards the highly desirable top end of St. Pauls Wood Hill, boasting fantastic potential to extend further (STPP) and a 160' secluded mature rear garden. The accommodation on offer comprises; entrance hallway, open plan lounge and dining room that leads to the conservatory with views over the rear garden, family room, modern fitted kitchen/breakfast room with underfloor heating, utility room and WC to the ground floor. To the first floor there is a larger than average landing giving access to four bedrooms and a bathroom. STPP and like many have done on the road, there is fantastic potential to extend to the side, across the rear and/or into the loft space to create a substantial family home. Externally there is a wonderful large secluded rear garden (160') mainly laid to lawn and a driveway for numerous vehicles to the front. St Paul's Wood Hill is well located for local schools and bus routes, St. Marys Cray Station and Scadbury Park. Please call Thomas Brown Estates to arrange a viewing to fully appreciate the quality of location, specification, floorspace and size of plot on offer.



**ENTRANCE HALL**

Double glazed door to front, understairs storage cupboard, wood effect flooring, covered radiator.

**LOUNGE/DINER**

24'6" x 14'1" (7.47m x 4.29m) (measured at maximum) (L-shaped) Double glazed window with shutters to front, double glazed sliding door to conservatory, carpet, two covered radiators.

**CONSERVATORY**

9'6" x 9'5" (2.9m x 2.87m) Brick base, double glazed French doors to side, double glazed window to rear and side, laminate.

**FAMILY ROOM**

12'5" x 10'5" (3.78m x 3.18m) Double glazed French doors to rear, carpet, covered radiator.

**KITCHEN/BREAKFAST ROOM**

18'3" x 8'7" (5.56m x 2.62m) Range of matching wall and base units with worktops over, one and a half bowl ceramic sink and drainer, integrated double oven, integrated electric hob with extractor over, integrated dishwasher, space for American fridge/freezer, breakfast bar, double glazed window to front, double glazed opaque door to side, tiled flooring, underfloor heating.

**UTILITY ROOM**

8'8" x 6'0" (2.64m x 1.83m) Range of matching wall and base units with worktops over, one and a half bowl ceramic sink and drainer, space for washing machine, space for tumble dryer, double glazed window to rear, tiled flooring.

**CLOAKROOM**

Low level WC, wash hand basin, double glazed opaque window, wood effect flooring.

**STAIRS TO FIRST FLOOR LANDING**

16'6" x 6'7" (5.03m x 2.01m) Double glazed window to front with shutters, carpet.



**BEDROOM**

14'3" x 12'10" (4.34m x 3.91m) Built in wardrobes, double glazed window to front with shutters, carpet, radiator.

**BEDROOM**

12'7" x 10'5" (3.84m x 3.18m) Built in wardrobe, double glazed window to rear, carpet, radiator.

**BEDROOM**

10'0" x 8'11" (3.05m x 2.72m) Fitted wardrobes, double glazed window to front with shutters, laminate flooring, radiator.

**BEDROOM**

10'11" x 6'11" (3.33m x 2.11m) Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.

**BATHROOM**

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled walls, wood effect flooring, heated towel rail, radiator.



**OTHER BENEFITS I INCLUDE:**

**GARDEN**

160'0" x 65'0" (48.77m x 19.81m) (measured at maximum) Laid to lawn, numerous seating areas, mature shrubs, shed, side access.

**TO SIDE**

15'0" (4.57m) Potential to extend.

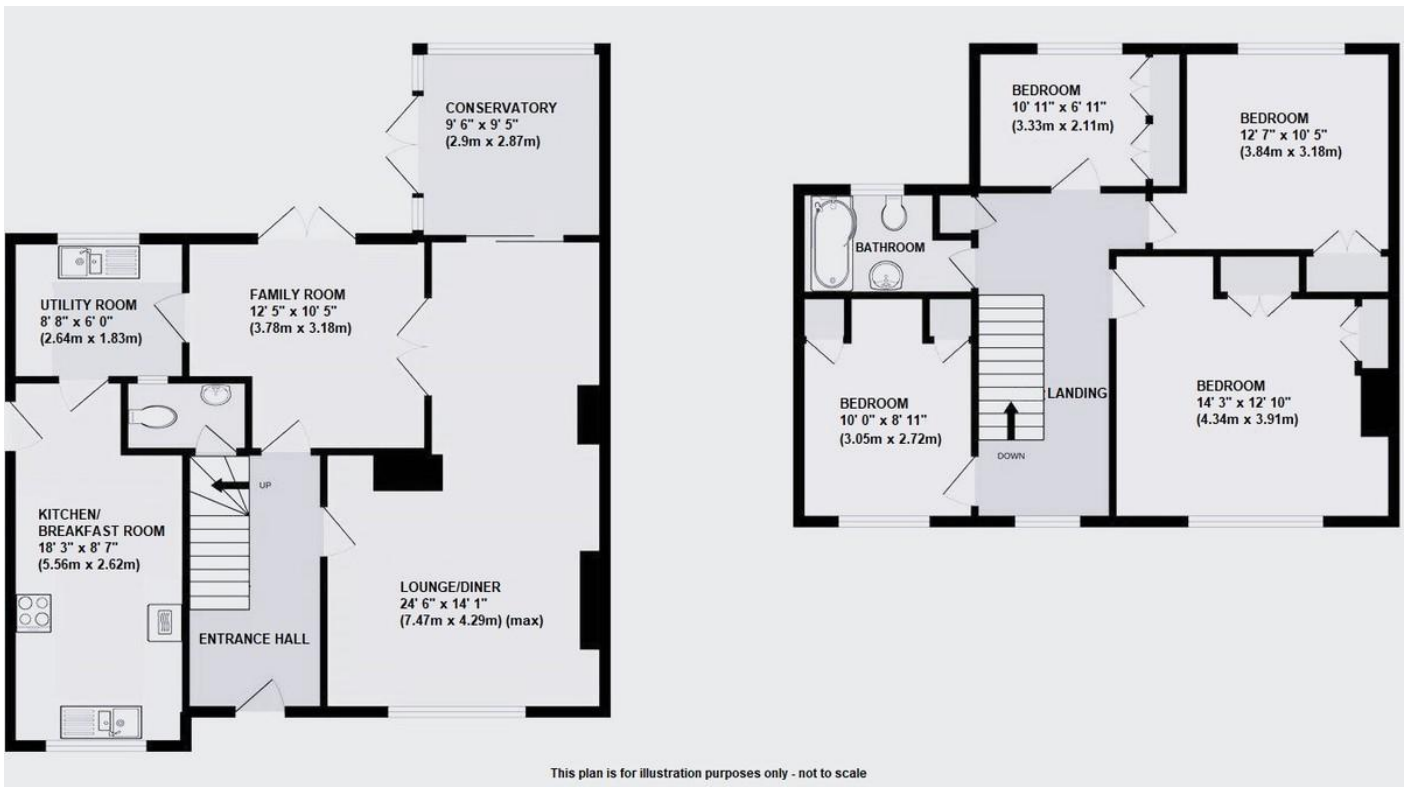
**FRONT GARDEN/OFF STREET PARKING**

Secluded by mature hedges, drive for multiple vehicles, laid to lawn.

**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**





**Construction: Standard**  
**Council Tax Band: F**  
**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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

**THOMAS BROWN**  
 ESTATES