

THOMAS BROWN

ESTATES

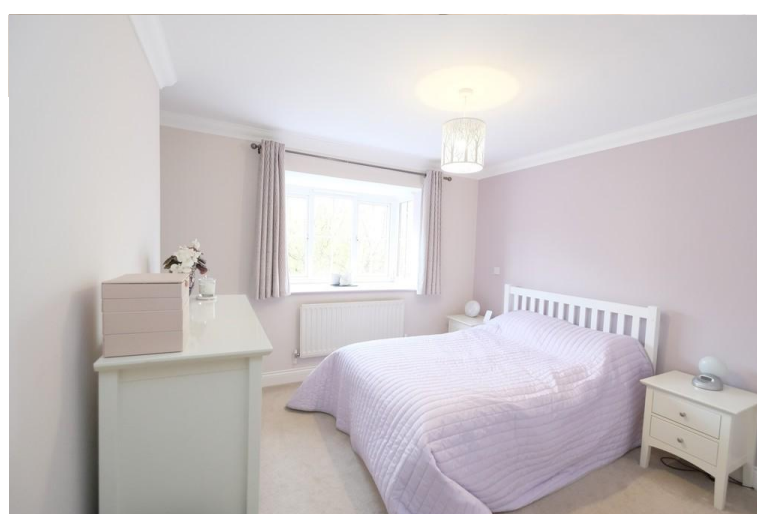


6 Newlyn Close, Orpington, BR6 9XN

Asking Price: £685,000

- 3 Bedroom Detached House
- Situated on the Popular Maples Development
- Close Proximity to Warren Road Primary School
- Summerhouse, Off Street Parking for two Cars





Property Description

Thomas Brown Estates are delighted to offer this very well presented three bedroom detached property situated on the ever popular Maples Development, boasting close proximity to Warren Road Primary School and Orpington Station. The property on offer comprises; entrance hall, lounge, kitchen/diner, study/studio/4th bedroom, utility room and WC to the ground floor. Stairs to the first floor provide access to three bedrooms and a family bathroom. The master bedroom benefits from an en-suite shower-room. Externally the property has a well maintained rear garden and summerhouse (currently used as a garden office) with power/lighting, heating/air conditioning unit, and an ethernet connection. The property has two off street parking spaces to the front - one with an electric car charging point. Newlyn Close is well located for local schools including Warren Road Primary, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Double glazed door to front, storage cupboard, understairs storage, laminate flooring, radiator.

LOUNGE

14' 7" x 10' 5" (4.44m x 3.18m) Feature fireplace, double glazed window to front, carpet, radiator.

KITCHEN/DINER

19' 9" x 13' 9" (6.02m x 4.19m) (narrowing to 8' 9") (L-shaped) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, integrated oven, integrated induction hob with extractor over, plumbing for dishwasher, double glazed window to rear, double glazed patio doors to rear, part tiled walls, tiled flooring, radiator.

STUDY/STUDIO/BEDROOM

14' 2" x 8' 4" (4.32m x 2.54m) Double glazed window to front, laminate flooring, radiator, central heating boiler.



UTILITY ROOM

8' 3" x 5' 7" (2.51m x 1.7m) Wall and base units with worktop over, plumbing for washing machine, loft access (above converted garage), double glazed window to rear, double glazed door to rear garden, extractor fan, tiled flooring.

CLOAKROOM

Low level WC, pedestal wash hand basin in vanity unit, double glazed window to front, laminate flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft access, carpet.

BEDROOM 1

10' 6" x 10' 6" (3.2m x 3.2m) (plus recess 3' 0" x 2' 0") (measured to front of wardrobes) Built in storage and built in wardrobe, double glazed bay window to front, door to en-suite, carpet, radiator.

EN-SUITE

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



BEDROOM 2

11' 0" x 10' 5" (3.35m x 3.18m) (measured to front of wardrobes) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 0" x 8' 0" (2.74m x 2.44m) Built in storage, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, bath with shower over, wash hand basin in vanity unit, double glazed window to side, tiled walls, laminate flooring, extractor fan, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

30' 0" x 30' 0" (9.14m x 9.14m) (approx.) Decked area with rest laid to lawn, mature shrubs and trees, side access.

SUMMERHOUSE (CURRENTLY USED AS A GARDEN OFFICE)

11' 5" x 8' 2" (3.48m x 2.49m) Power and light, double glazed French doors and double glazed window, heating/air conditioning unit, ethernet connection.

OFF STREET PARKING

Space for two vehicles, electric car charging point.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

FULL FIBRE BROADBAND TO PROPERTY

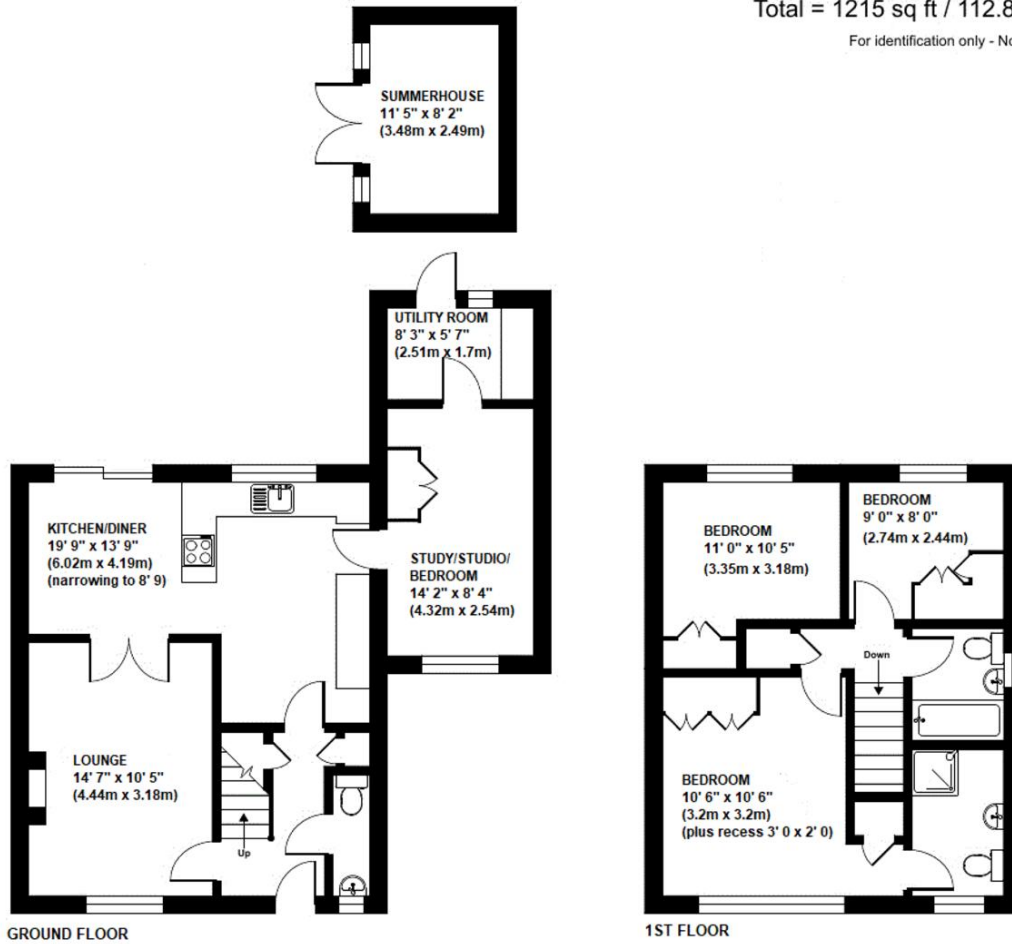
CAT 5/6 ETHERNET CABLING TO ROOMS

VERY GOOD CONDITION THROUGHOUT



Approximate Area = 1133 sq ft / 105.2 sq m
 Outbuilding = 82 sq ft / 7.6 sq m
 Total = 1215 sq ft / 112.8 sq m

For identification only - Not to scale



Construction: Standard
Council Tax Band: E
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(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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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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