

THOMAS BROWN

ESTATES



3 Wolsey Mews, Orpington, BR6 6LN

Asking Price: £825,000

- 4 Bedroom Extended Detached House (1604 sqft)
- Well Located for Warren Road Primary School
- 3 Reception Rooms, 2 Bathrooms
- Situated in a Small Close of 5 Properties





Property Description

Thomas Brown Estates are delighted to offer this extended and immaculately presented, 1604 sqft high specification four bedroom two bathroom detached property, situated in small executive close of just five detached properties located within walking distance to Warren Road Primary School and Chelsfield Station. The accommodation on offer comprises; entrance porch and hallway, dual aspect lounge, dining room, family room with feature vaulted ceiling and bespoke lighting, modern fitted kitchen with solid wood units and granite worktops and a WC to the ground floor. To the first floor is a large landing providing access to four bedrooms with the master benefitting from an en-suite shower room, and a family bathroom with jacuzzi bath. Externally there are well maintained front and rear gardens, tandem garage to the side with an office space above and off street parking via the drive. Please call Thomas Brown Estates to book your appointment to view to fully appreciate the quality of close, specification and proximity to amenities on offer.



ENTRANCE PORCH

Double glazed French doors to front, tiled flooring.

ENTRANCE HALL

Double glazed opaque door to front, walnut solid wood flooring, covered radiator.

LOUNGE

20' 05" x 10' 10" (6.22m x 3.3m) Double glazed window to front, double glazed French door to rear, carpet.

DINING ROOM

14' 02" x 10' 0" (4.32m x 3.05m) Understairs cupboard, walnut solid wood flooring, radiator.

FAMILY ROOM

14' 05" x 12' 08" (4.39m x 3.86m) Double glazed windows to side and rear, double glazed French doors to side, bespoke lighting, walnut solid wood flooring, electric radiator.



KITCHEN

9' 08" x 7' 06" (2.95m x 2.29m) Range of matching solid wood wall and base units with granite worktops over, one and a half bowl sink, integrated double oven, integrated 5 ring gas hob with extractor over, integrated fridge/freezer, integrated microwave, integrated dishwasher, double glazed window to front, walnut solid wood flooring.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, walnut solid wood flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet, covered radiator.

BEDROOM 1

11' 07" x 10' 11" (3.53m x 3.33m) Fitted wardrobes, double glazed window to front, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, shower with rainforest shower head and shower attachment, tiled walls, tiled flooring, heated towel rail.



BEDROOM 2

10' 09" x 9' 09" (3.28m x 2.97m) Double glazed window to front, carpet, radiator.

BEDROOM 3

8' 06" x 7' 10" (2.59m x 2.39m) Double glazed window to rear, carpet, radiator.

BEDROOM 4

7' 04" x 6' 10" (2.24m x 2.08m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, jacuzzi bath with shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

38' 0" x 36' 0" (11.58m x 10.97m) Patio area with rest laid to lawn.

FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn, mature shrubs.

GARAGE

23' 10" x 7' 08" (7.26m x 2.34m) Electric roller blind door to front, double glazed French door to rear, power and light.

STUDY AREA (ABOVE GARAGE)

21' 0" x 7' 06" (6.4m x 2.29m) Velux window, carpet, electric radiator.

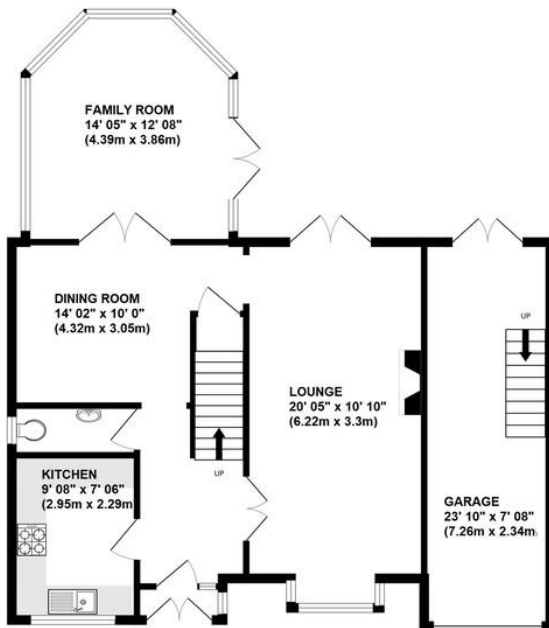
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

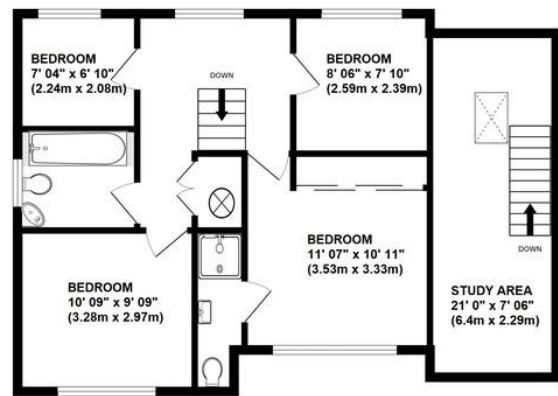
ALARMED



GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.

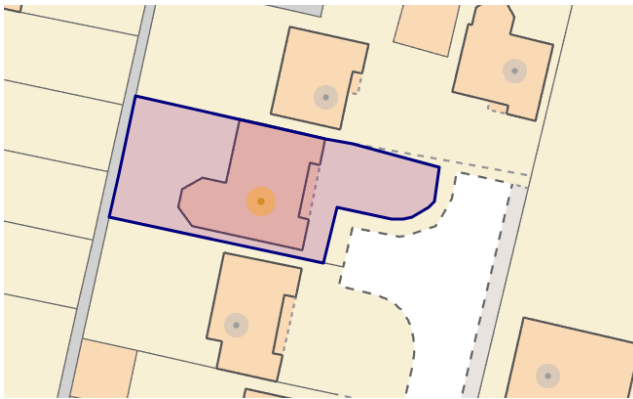


1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.

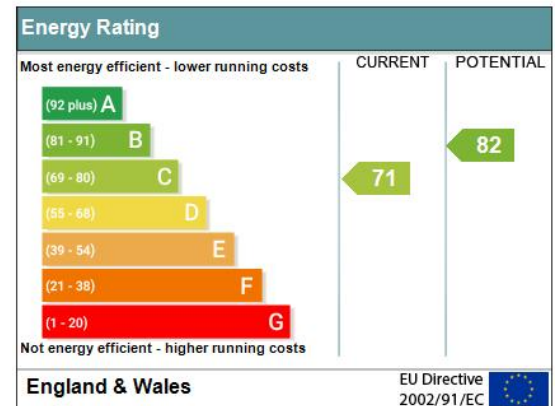


TOTAL FLOOR AREA : 1604 sq.ft. (149.0 sq.m.) approx.

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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Address: 3 Wolsey Mews, ORPINGTON, BR6 6LN
RRN: 0132-3040-4208-0814-7200



Construction: Standard

Council Tax Band: F

Tenure: Freehold

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