

# THOMAS BROWN

ESTATES

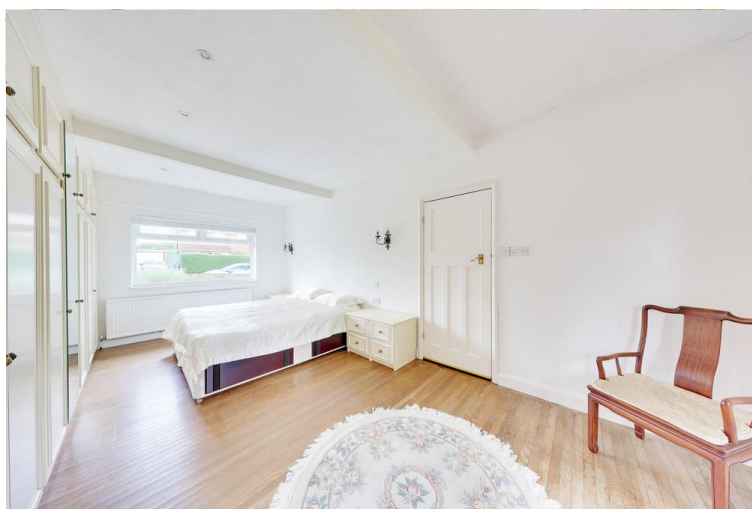


**1 Keswick Road, Orpington, BR6 0EU**

**Asking Price: £765,000**

- 4 Bedroom, 2 Reception Room Detached Bungalow
- Well Located for Orpington High Street & Station
- Impressive 20'5 Master Bedroom
- Highly Sought After Location





## Property Description

Thomas Brown Estates are delighted to present this rare opportunity to acquire a substantial four bedroom detached bungalow, occupying a wider than average plot in the heart of the highly sought-after Knoll area of Orpington. Ideally situated within easy reach of Orpington High Street and Orpington Station, this property offers exceptional convenience alongside outstanding potential.

The accommodation comprises a spacious entrance hallway, a bright dual aspect lounge/dining room, four well-proportioned bedrooms including an impressive 20'5" master bedroom, a second reception room which could alternatively serve as a fifth bedroom, a kitchen, and a family bathroom.

Externally, the property benefits from a well maintained rear garden with a patio area, perfect for outdoor dining and entertaining. To the side is a garage, while the front provides a generous driveway with parking for multiple vehicles.

While the property would benefit from modernisation, this has been reflected in the asking price and presents an excellent opportunity for buyers to create a home tailored to their own tastes and requirements. Subject to the necessary planning permissions, there is considerable scope to convert the loft space and/or garage, significantly increasing the overall living accommodation.

Keswick Road enjoys a prime location within walking distance of Orpington High Street, Orpington Station, highly regarded schools, and local bus routes, making it an ideal choice for families and commuters alike.

Early viewing is highly recommended to fully appreciate the location, plot size, and exciting potential this property has to offer.



#### ENTRANCE HALL

19' 08" x 8' 10" (5.99m x 2.69m) (measured at maximum)  
Opaque composite door to front, solid wood flooring, radiator.

#### LOUNGE

20' 04" x 15' 10" (6.2m x 4.83m) Wood burner, double glazed window to front, double glazed sliding door to rear, carpet, two radiators.

#### KITCHEN

13' 06" x 11' 02" (4.11m x 3.4m) (measured at maximum)  
Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated gas hob, space for fridge/freezer, space for washing machine, double glazed window to side, double glazed door to rear, tile effect flooring.



#### RECEPTION ROOM/BEDROOM

14' 0" x 12' 05" (4.27m x 3.78m) Double glazed window to front, carpet, radiator.

#### BEDROOM

20' 05" x 11' 01" (6.22m x 3.38m) Fitted wardrobes, double glazed window to front, double glazed door to rear, solid wood flooring, radiator.

#### BEDROOM

13' 11" x 10' 11" (4.24m x 3.33m) Double glazed window to rear, solid wood flooring, radiator.

#### BEDROOM

13' 11" x 8' 10" (4.24m x 2.69m) (measured at maximum)  
Double glazed window to rear, carpet, radiator.



#### BEDROOM

11' 11" x 10' 11" (3.63m x 3.33m) Double glazed window to front and side, laminate flooring, radiator.

#### BATHROOM

WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

80' 0" x 30' 0" (24.38m x 9.14m) Patio area with rest laid to lawn, mature flowerbeds, side access.



#### FRONT

Drive, laid to lawn, mature flowerbeds and shrubs.

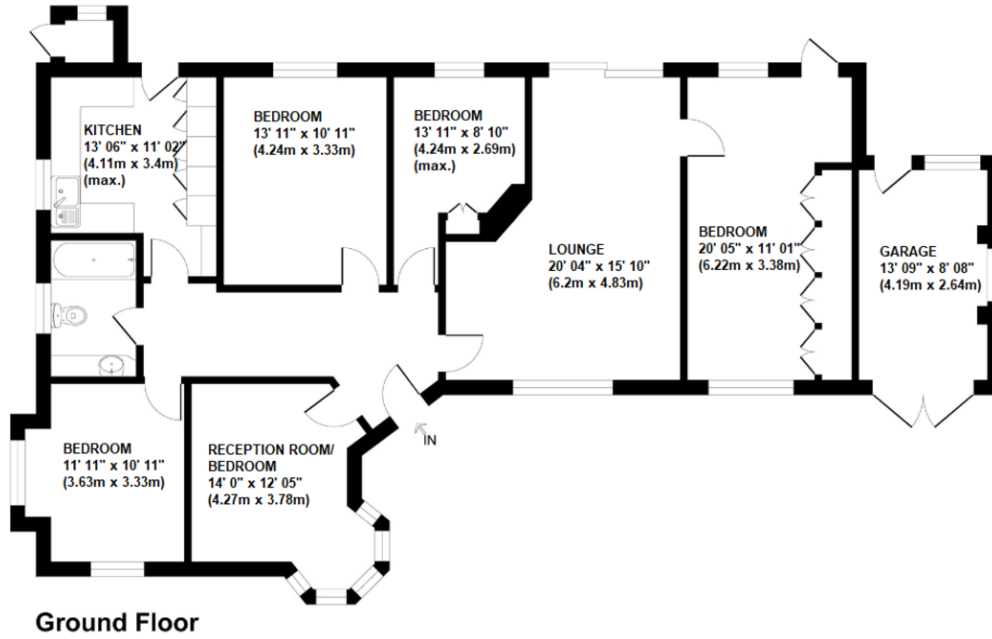
#### GARAGE

13' 09" x 8' 08" (4.19m x 2.64m) Double glazed window and double glazed door to rear, doors to front, power and light.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

Approximate Gross Internal Area 130.0 sq m / 1400 sq ft  
 Garage = 11.4 sq m / 123 sq ft  
 Total = 141.4 sq m / 1523 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced By Planpix



**Council Tax Band: G**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			
		EU Directive 2002/91/EC	

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

