

# THOMAS BROWN

ESTATES



**8 Burlington Close, Orpington, BR6 8PP**

**Asking Price: £750,000**

- 4 Bedroom Detached House
- Well Located for Darrick Wood Schools
- 2 Reception Rooms & 2 Bathrooms
- Integral Garage & Off Street Parking





### Property Description

Thomas Brown Estates are delighted to present this fantastic four bedroom, two bathroom detached home, ideally situated in a quiet close within walking distance of Locksbottom High Street and the highly regarded Darrick Wood Schools.

The ground floor features an entrance hall leading to a spacious lounge, which flows seamlessly into the dining room - perfect for both everyday living and entertaining. There is also a well-appointed kitchen/breakfast room and a convenient ground floor WC.

Upstairs, the property offers four bedrooms, three of which are doubles. The master bedroom benefits from its own en-suite, complemented by a family bathroom serving the remaining bedrooms.

Externally, the home boasts a well maintained rear garden, predominantly laid to lawn - ideal for outdoor dining and entertaining. Additional benefits include an integral garage and a driveway to the front.

Burlington Close is exceptionally well positioned, offering easy access to sought after schools, a variety of local amenities, and excellent transport links, including Orpington railway station.

To fully appreciate the space, setting, and quality on offer, contact Thomas Brown Estate Agents in Orpington today to arrange your viewing.



#### ENTRANCE HALL

Double glazed door to front, double glazed window to side, storage cupboard, carpet, two radiators.

#### LOUNGE

16' 02" x 12' 09" (4.93m x 3.89m) Double glazed window to front, carpet, radiator.

#### DINING ROOM

10' 09" x 9' 0" (3.28m x 2.74m) Double glazed door to rear, carpet, radiator.

#### KITCHEN

15' 08" x 10' 10" (4.78m x 3.3m) Range of matching wall and base units with worktops over, double stainless steel sink and drainer, integrated double oven, integrated electric hob with extractor over, integrated dishwasher, space for fridge/freezer, space for washing machine, space for table and chairs, storage cupboard, double glazed window and double glazed door to rear, tile effect flooring, radiator.



#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, tile effect flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

#### BEDROOM

15' 08" x 8' 05" (4.78m x 2.57m) Fitted wardrobe, double glazed window to front, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to front, tiled walls, carpet, radiator.



#### BEDROOM

13' 0" x 8' 11" (3.96m x 2.72m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM

10' 05" x 9' 0" (3.18m x 2.74m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM

9' 06" x 8' 06" (2.9m x 2.59m) Fitted storage, double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled walls, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

34' 0" x 30' 0" (10.36m x 9.14m) Patio area with rest laid to lawn, mature shrubs.

#### FRONT

Drive, artificial lawn, mature flowerbed.

#### INTEGRAL GARAGE

17' 07" x 8' 05" (5.36m x 2.57m) Up and over door to front, power and light.

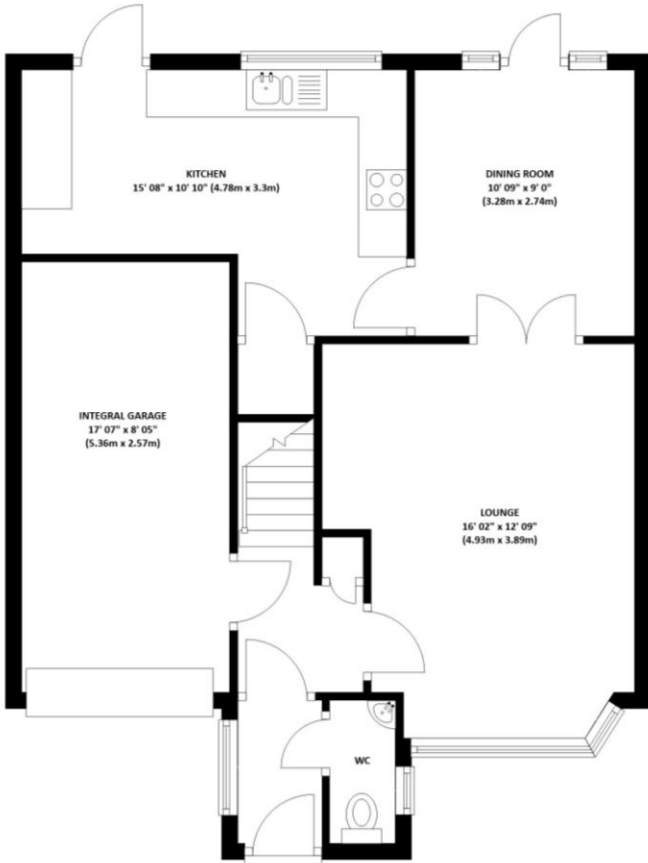
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



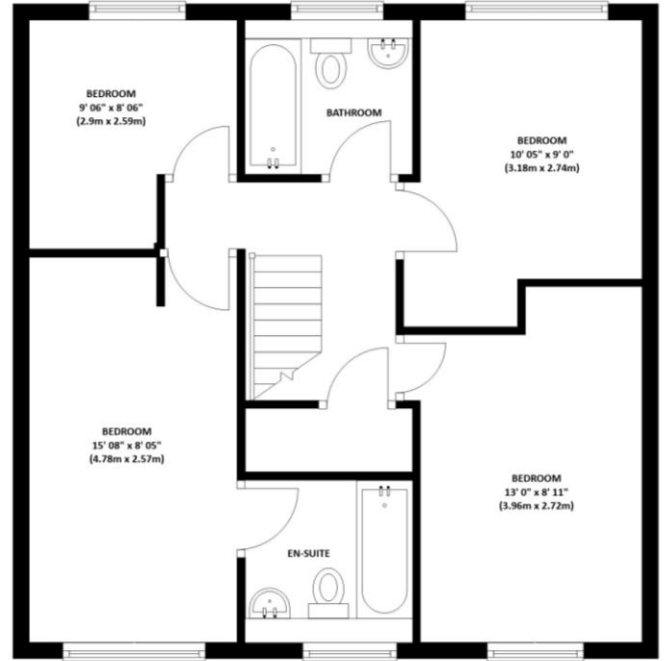
## Ground Floor

Approx. 64.4 sq. metres (693.4 sq. feet)



## First Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



Total area: approx. 123.7 sq. metres (1331.4 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.□□



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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

**Council Tax Band: F**

**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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