

# THOMAS BROWN

## ESTATES



**Well Hill, Orpington, BR6 7PR**

- 4 Bedroom, 2 Bathroom Detached Bungalow
- No Forward Chain, Detached Garage & OSP

**Asking Price: £735,000**

- Potential to Extend (STPP)
- Sought After Semi-Rural Location





## Property Description

Thomas Brown Estates are delighted to present this spacious four bedroom, two reception room, two bathroom detached bungalow set within a sought after semi-rural location of outstanding natural beauty in Orpington.

The property is being offered to the market with no forward chain and offers generous off street parking via a large driveway accommodating multiple vehicles, along with a detached tandem garage to the side. Internally, the well-proportioned accommodation comprises an entrance porch and hallway, living room, separate dining room, kitchen/diner, utility room, four bedrooms including a master bedroom with en-suite and a family bathroom. Please note one bedroom is currently being used as a walk-in wardrobe and could easily be reworked back into a bedroom.

Externally, the bungalow is surrounded by gardens to all sides, providing a high degree of privacy and outdoor space. Subject to the necessary planning permissions the property offers excellent potential for extension to the side and also benefits from a substantial loft space, suitable for conversion into additional bedrooms or further living accommodation.

Early viewing is highly recommended to fully appreciate the size, setting and exceptional location. Please contact Thomas Brown Estates to arrange your appointment.



#### ENTRANCE PORCH

Wooden door to side, bay window to front, window to side, tiled flooring.

#### ENTRANCE HALL

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

#### LOUNGE

19'11" x 15'0" (6.07m x 4.57m) Open fireplace with wood burner included, double glazed windows to front and side, carpet, radiator.

#### DINING ROOM

15'01" x 11'11" (4.6m x 3.63m) Feature fireplace, double glazed patio doors to side, carpet, radiator.

#### KITCHEN/DINER

17'08" x 13'04" (5.38m x 4.06m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink unit and drainer, integrated electric oven and grill, integrated gas hob, double glazed window and door to rear, tile effect flooring, radiator.

#### UTILITY ROOM

Double glazed windows to side and rear, space for fridge/freezer, space for washing machine, space for dishwasher, tiled flooring.

#### BEDROOM 1

14'04" x 11'11" (4.37m x 3.63m) Walk-in wardrobe with two access doors, double glazed window to front, carpet, radiator.

#### EN-SUITE SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, Jack and Jill door to hallway and bedroom, opaque window to front, laminate flooring, heated towel rail.

#### BEDROOM 2

12'04" x 11'02" (3.76m x 3.4m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

11'06" x 7'05" (3.51m x 2.26m) Double glazed window to side, carpet, radiator.

#### BEDROOM 4

14'05" x 8'04" (4.39m x 2.54m) (L-shaped) (currently being used as a walk-in wardrobe) Double glazed window to side, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, airing cupboard, double glazed opaque window to side, tile effect flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

65'0" x 55'0" (19.81m x 16.76m) Patio area with rest laid to lawn, two sheds, gated side entrance.

#### SIDE GARDEN

46'01" x 16'07" (14.05m x 5.05m) Gated access to both sides. Lawn area, gravel area and wood store to one side. Raised beds to other side.

#### DETACHED GARAGE

27'0" x 9'06" (8.23m x 2.9m) (double length) Up and over door, power and light, double glazed window to rear, wooden door to side.

#### OFF STREET PARKING

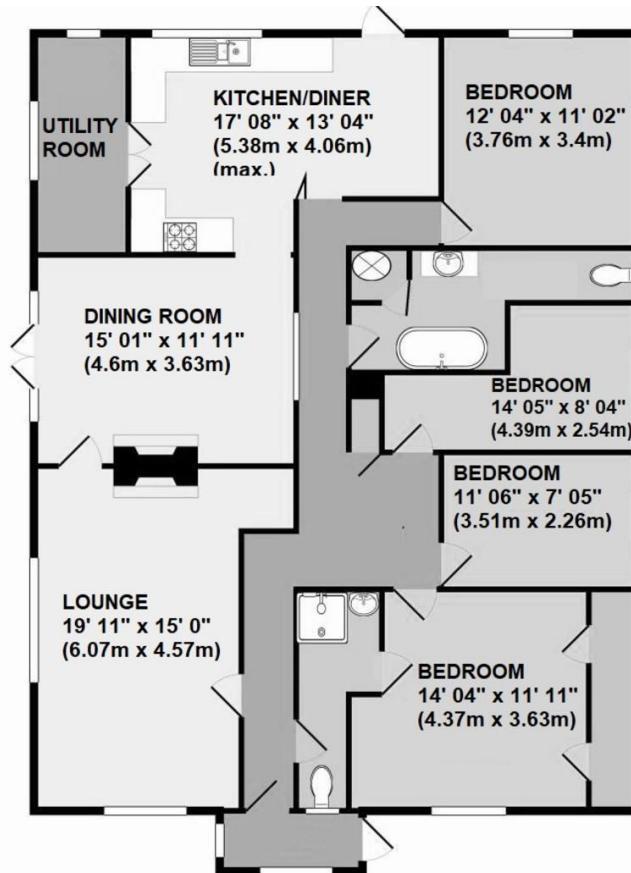
Wooden gates to gravel driveway with space for multiple vehicles.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

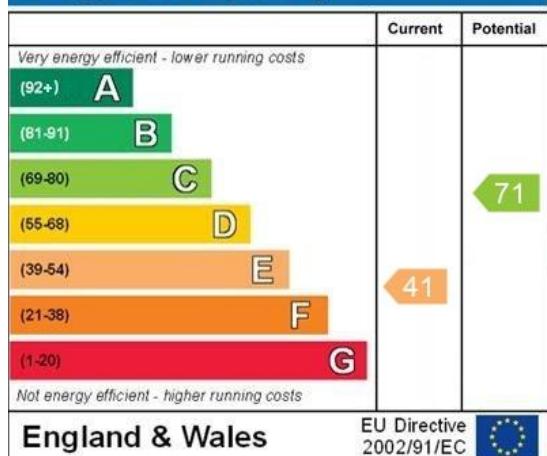




TOTAL APPROX. FLOOR AREA 1572 SQ.FT. (146.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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### Energy Efficiency Rating



**Council Tax Band: E**

**Tenure: Freehold**

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