

THOMAS BROWN

ESTATES



8 Dryland Avenue, Orpington, BR6 9SZ

Offers IEO: £550,000

- 3/4 Bedroom Townhouse (1500+ sqft)
- Potential to Convert Garage (STPP)
- Well Located for Orpington Station & Local Schools
- Modernised to a High Specification





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and recently modernised to a high specification, 1500+ sqft three/four bedroom townhouse situated on a quiet no through road, boasting walking distance to Orpington Station, Warren Road Primary School and St. Olaves. The current owners have refurbished the property to include: a full rewire, new double glazing and doors, gas central heating system and radiators, as well as full cosmetic work throughout. The ground floor comprises; entrance hall, bedroom four/reception room, WC and integral garage. To the first floor is the spacious, dual aspect open plan lounge and kitchen/diner, with three bedrooms and family bathroom (with separate bath and shower) to the second floor. Externally there is a landscaped rear garden and a driveway to the front for two vehicles. STPP there is the ability to convert the garage into additional living space as others have done in the location. Dryland Avenue is well located for local schools including Warren Road Primary and St. Olaves, shops, bus routes, Orpington High Street and mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the central location, floor space and specification on offer.



ENTRANCE PORCH

Double glazed door to front, double glazed window to side, tile effect flooring.

ENTRANCE HALL

Composite door to front, wood effect flooring, covered radiator.

RECEPTION ROOM/BEDROOM 4

18' 0" x 9' 09" (5.49m x 2.97m) Double glazed window and double glazed French doors to rear, wood effect flooring, covered radiator.

CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed opaque window to front, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.



LOUNGE

18' 0" x 17' 07" (5.49m x 5.36m) Double glazed window to front, carpet, two radiators.

KITCHEN/DINER

18' 0" x 10' 02" (5.49m x 3.1m) (open plan to lounge) Range of matching wall and base units with quartz worktops over, one and a half bowl sink, integrated oven, integrated combi oven, integrated induction hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated warming drawer, breakfast bar, tap with water filter, two double glazed windows to rear, wood effect flooring, covered radiator.

STAIRS TO SECOND FLOOR LANDING

Carpet, radiator.

BEDROOM 1

12' 04" x 10' 09" (3.76m x 3.28m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

12' 09" x 10' 11" (3.89m x 3.33m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 05" x 6' 11" (2.57m x 2.11m) Fitted storage, double glazed window to front, carpet, radiator.



BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

45' 0" (13.72m) Landscaped, flowerbeds, paved.

FRONT

Drive with space for two vehicles, flowerbed.

INTEGRAL GARAGE

17' 10" x 11' 10" (5.44m x 3.61m) (measured at maximum) Roller blind door to front, power and light, space for washing machine, space for tumble dryer.

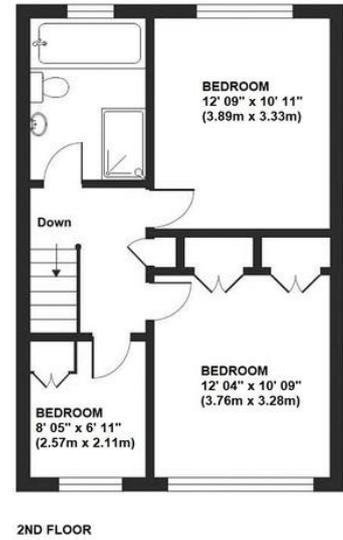
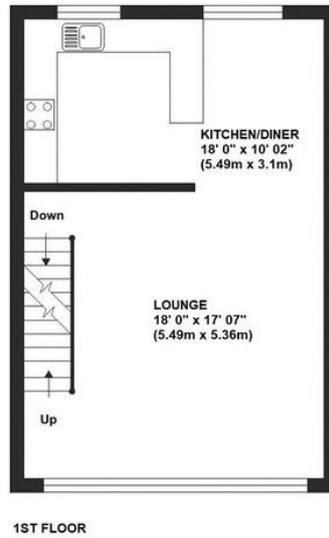
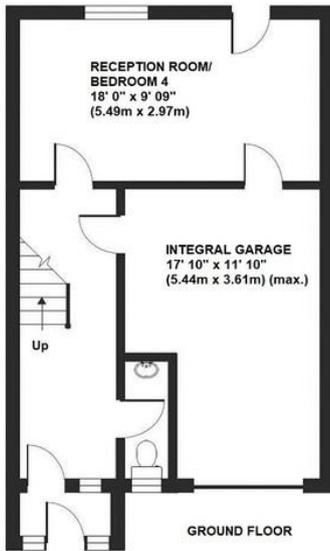
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



Approximate Area = 1543 sq ft / 143.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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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