

THOMAS BROWN

ESTATES



12 Old Priory Avenue, Orpington, BR6 0PL

Asking Price: £685,000

- 4 Bedroom Semi-Detached House
- Double Storey Side and Single Rear Extensions
- 23'10 Open Plan Kitchen/Diner, 24'6 Lounge
- Landscaped Garden with Timber Cabin





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and immaculately presented, four bedroom semi-detached property that boasts a double storey side and single rear extensions finished to a fantastic specification throughout internally and externally. The accommodation is situated within a short walk to Orpington High Street and Priory Gardens, and comprises: entrance hall, 23'10 open plan kitchen/diner with bi-folding doors to the rear garden, 24'6 lounge, bedroom, utility room and a WC to the ground floor. To the first floor are three bedrooms and a spacious executive shower room. Externally there is a wonderful landscaped garden to the rear aspect of the property, including a large patio area perfect for alfresco dining and entertaining, with a timber cabin ideal for a home office or gym. To the front is the driveway. Old Priory Avenue is well located for local schools, Orpington High Street, Station and bus routes. Viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of specification and floorspace on offer.



ENTRANCE HALL

Opaque composite door to front, understairs storage, tiled flooring, radiator.

LOUNGE

24' 06" x 10' 10" (7.47m x 3.3m) Gas fireplace, French doors to kitchen/diner, double glazed window to front, carpet, two radiators.

KITCHEN/DINER

23' 10" x 16' 03" (7.26m x 4.95m) (measured at maximum) Range of matching wall and base units with quartz worktops over, sink, integrated double oven, integrated induction hob, integrated washing machine, integrated dishwasher, integrated warming drawer, integrated wine cooler, space for American fridge/freezer, central island, two double glazed windows to rear, bi-folding doors to rear, tiled flooring, two radiators.



BEDROOM 4

10' 07" x 8' 0" (3.23m x 2.44m) Double glazed window to front, carpet, radiator.

UTILITY ROOM

7' 11" x 6' 0" (2.41m x 1.83m) Space for washing machine, space for tumble dryer, vinyl flooring.

CLOAKROOM

Low level WC, wash hand basin, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

16' 09" x 12' 07" (5.11m x 3.84m) Double glazed bay window and double glazed window to front, carpet, radiator.

BEDROOM 2

11' 04" x 8' 09" (3.45m x 2.67m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

10' 04" x 8' 02" (3.15m x 2.49m) Built in wardrobe, double glazed window to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity units, bespoke storage, double walk-in shower with rainforest head and shower attachment, two double glazed opaque windows to rear, tiled walls, tiled flooring, heated towel rail, radiator.



OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

90' 0" (27.43m) Patio area with rest laid to lawn, mature flowerbeds and shrubs.

SUMMERHOUSE

15' 06" x 10' 08" (4.72m x 3.25m) French doors to front, windows to front, power and light.

OFF STREET PARKING

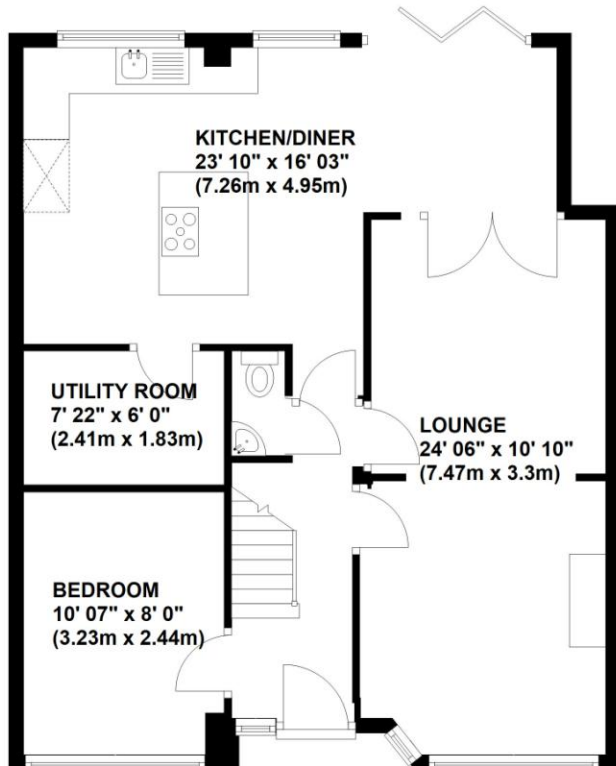
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



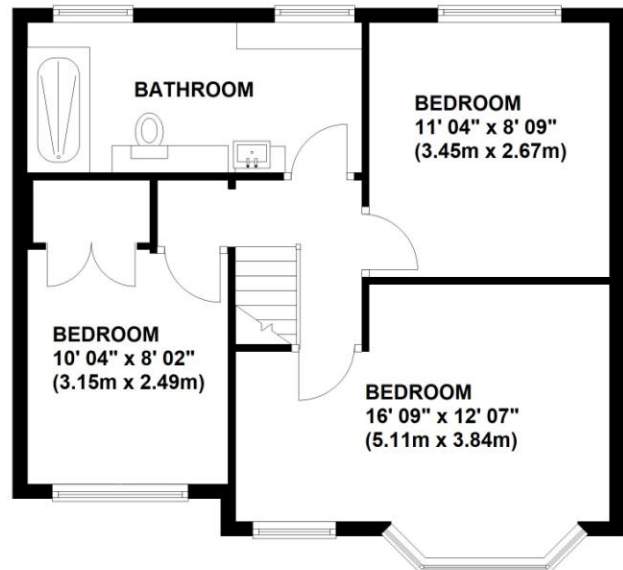
Ground Floor

Approx. 73.4 sq. metres (789.7 sq. feet)



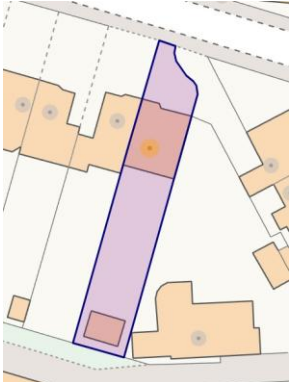
First Floor

Approx. 52.5 sq. metres (565.2 sq. feet)



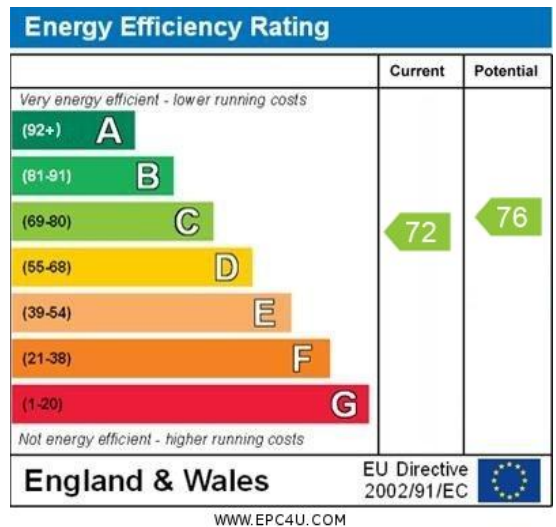
Total area: approx. 125.9 sq. metres (1354.9 sq. feet)

This plan is for illustration purpose only – not to scale



Council Tax Band: E

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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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

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