

THOMAS BROWN

ESTATES



57 Oregon Square, Orpington, BR6 8BH

Asking Price: £740,000

- 3 Double Bedroom Semi-Detached Chalet Property
- 2 Bathrooms, Garage & OSP
- Close Proximity to Local Schools & Orpington Station
- Recently Extended & Modernised (2022)





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, recently extended and modernised (2022) three double bedroom, two bathroom semi-detached chalet property, situated on the ever sought after Oregon Square, boasting close proximity to Darrick Wood Schools, Newstead Woods Grammar School and Orpington Station.

The property offers well balanced and modern living accommodation, comprising an entrance porch and hallway, two spacious double bedrooms, a contemporary shower room, utility room, and a comfortable lounge. To the rear, a stunning open plan kitchen/diner stretches across the width of the home, featuring a striking sky lantern and bi-fold doors that open directly onto the garden-perfect for entertaining and everyday family living.

Upstairs, the property boasts a generous master suite complete with a luxurious en-suite bathroom.

Externally, the home benefits from a beautifully maintained, mature rear garden ideal for alfresco dining, a garage to the side, and a resin driveway providing off street parking for multiple vehicles.

Oregon Square is conveniently positioned close to well-regarded local schools, shops, bus routes, and Orpington Station, offering excellent transport links.

Early viewing is highly recommended to fully appreciate the quality and finish of this exceptional home. Please contact Thomas Brown Estate Agents in Orpington to arrange your viewing.



ENTRANCE PORCH

Double glazed French doors to front, double glazed opaque window to side, engineered wood flooring.

ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

LOUNGE

13' 03" x 12' 04" (4.04m x 3.76m) (open plan to kitchen/diner room) Bespoke storage, carpet, radiator.

KITCHEN/DINER

22' 02" x 20' 07" (6.76m x 6.27m) (L-shape) Range of matching wall and base units with quartz worktops over, one and a half bowl sink and drainer, integrated double oven, integrated 5 ring induction hob with extractor over, breakfast bar, double glazed window to side, double glazed bi-folding doors to rear, sky lantern, engineered wood flooring.

UTILITY ROOM

10' 10" x 10' 04" (3.3m x 3.15m) Range of matching wall and base units with worktops over, sink and drainer, space for washing machine, space for tumble dryer, double glazed window to rear, engineered wood flooring.

BEDROOM 2

13' 04" x 9' 06" (4.06m x 2.9m) Double glazed bay window to front, carpet, radiator.

BEDROOM 3

13' 0" x 8' 01" (3.96m x 2.46m) (measured to front of wardrobes) Built in wardrobes, double glazed window to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle with rainforest head and shower attachment, tile effect flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM 1

17' 01" x 16' 04" (5.21m x 4.98m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to rear, Velux window, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, freestanding bath with shower attachment, double glazed opaque window to rear, tile effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

60' 0" (18.29m) Patio area with rest laid to lawn, mature shrubs, greenhouse, shed.

GARAGE

19' 0" x 9' 05" (5.79m x 2.87m) Roller blind door to front, double glazed door to rear, power and light.

FRONT

Resin drive, mature flowerbeds.

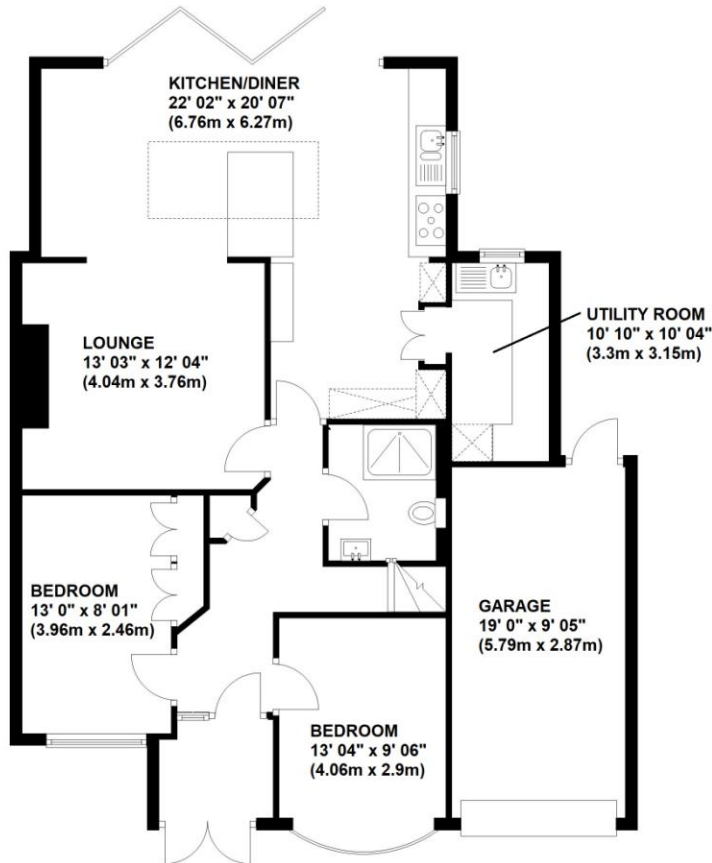
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



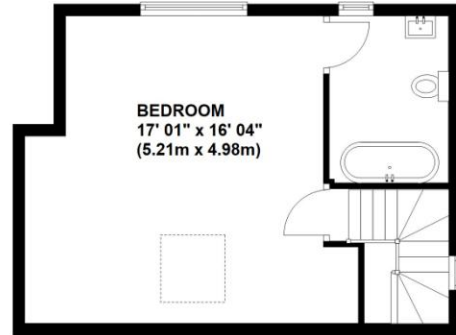
Ground Floor

Approx. 107.5 sq. metres (1157.2 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



Total area: approx. 142.5 sq. metres (1533.8 sq. feet)

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



Council Tax Band: D

Tenure: Freehold

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