

# THOMAS BROWN

ESTATES



**5 Oak Road, Orpington, BR6 6BB**

**Asking Price: £580,000**

- 3 Bedroom, 2 Reception Room Detached House
- Well Located for Glentrammon Park & Chelsfield Station
- Highly Sought After Location
- No Forward Chain, Quiet Close





## Property Description

Thomas Brown Estates are delighted to present this attractive three bedroom detached home, located in a quiet close in the highly sought after area of Green Street Green. The property enjoys far reaching views towards High Elms and is conveniently situated within walking distance of Glentrammon Park and Chelsfield Station. It is offered to the market with no onward chain.

The well maintained accommodation comprises a welcoming entrance hall, spacious lounge, a dining room with direct access to the rear garden, and a modern fitted kitchen on the ground floor.

Upstairs, the first floor landing leads to three bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from a well-kept rear garden, a garage and a block paved driveway to the front.

Oak Road is ideally positioned close to local schools, shops, bus routes, and Chelsfield mainline station. Early viewing is highly recommended to fully appreciate the excellent location this property offers.



#### ENTRANCE HALL

Double glazed opaque door and double glazed opaque panel to front, carpet, radiator.

#### LOUNGE

15' 05" x 12' 11" (4.7m x 3.94m) Double glazed window to front, carpet, radiator.

#### DINING ROOM

9' 06" x 9' 03" (2.9m x 2.82m) Double glazed sliding door to rear, carpet, radiator.

#### KITCHEN

14' 01" x 8' 08" (4.29m x 2.64m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob, integrated dishwasher, space for fridge/freezer, space for washing machine, larder, double glazed window to rear, double glazed opaque door to side, vinyl flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, carpet.

#### BEDROOM 1

13' 0" x 10' 05" (3.96m x 3.18m) Built in wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 2

13' 09" x 8' 09" (4.19m x 2.67m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

9' 07" x 7' 05" (2.92m x 2.26m) Built in wardrobe, double glazed window to front, carpet, radiator.

#### BATHROOM

Wash hand basin, bath with shower over, double glazed opaque window to rear, vinyl flooring, heated towel rail.

#### SEPARATE WC

Low level WC, double glazed opaque window to side, vinyl flooring.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

36' 0" x 23' 0" (10.97m x 7.01m) Patio area with rest laid to lawn, mature flowerbeds, side access.

#### FRONT

Block paved drive, laid to lawn.

#### GARAGE

16' 10" x 7' 11" (5.13m x 2.41m) Electric roller door to front, power and light, window and door to rear.

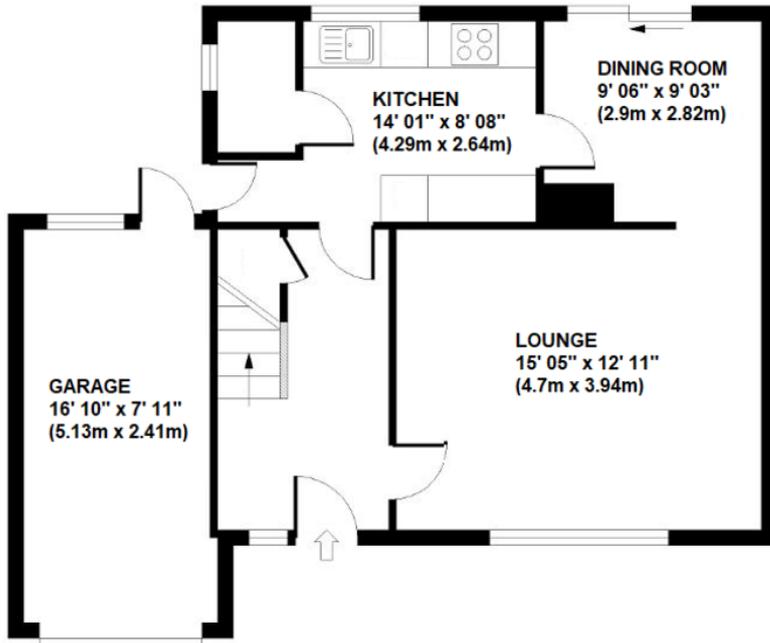
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

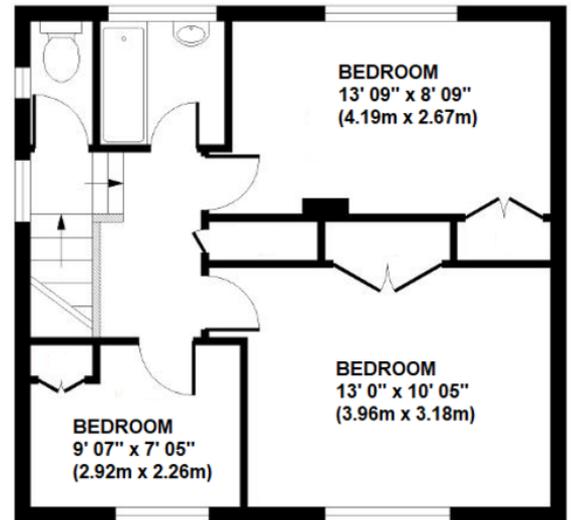
#### NO FORWARD CHAIN



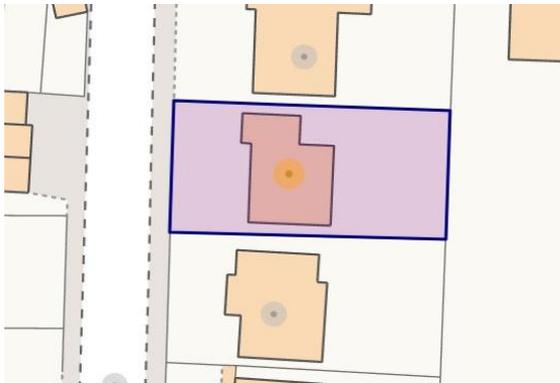
## Ground Floor



## First Floor



For illustration purposes only - not to scale



**Council Tax Band: F**

**Tenure: Freehold**

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92+) <b>A</b>                                     |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 80        |
| (55-68) <b>D</b>                                   | 59                         |           |
| (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 &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

WWW.EPC4U.COM

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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

**THOMAS BROWN**  
ESTATES