

THOMAS BROWN

ESTATES

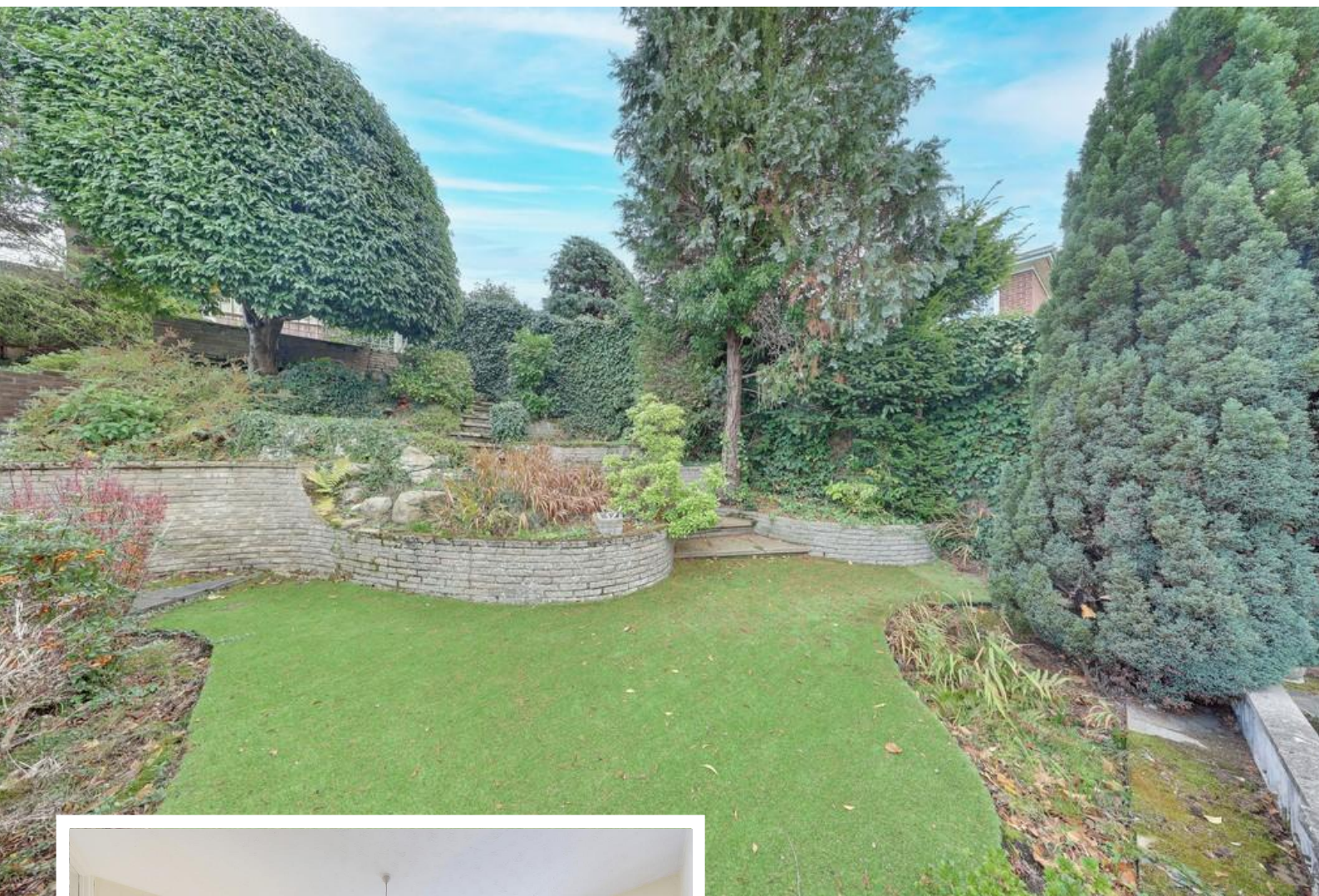


10 Sequoia Gardens, Orpington, BR6 0TZ

Asking Price: £740,000

- 4 Bedroom, 2 Bathroom Detached House
- Well Located for Orpington High Street & Station
- Sought After & Prestigious Knoll Area
- Tandem Garage & Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this four bedroom two bathroom detached house situated towards the end of a no through road, in the heart of the ever sought after and prestigious Knoll area of Orpington, this being a quiet yet highly convenient location for Orpington High Street and Station. The accommodation on offer comprises; spacious entrance hallway, open plan lounge and dining room with direct access to the rear garden, kitchen and a WC to the ground floor. To the first floor are four bedrooms, master with en-suite shower room, and the family bathroom. Externally there is a landscaped garden to the rear, off street parking for two vehicles to the front/side and a tandem garage to the side. Sequoia Gardens is an easy walk to Orpington High Street and Orpington Station, local bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



ENTRANCE HALL

18' 06" (5.64m) Door to front, fitted storage, double glazed opaque panel to side, Amtico flooring, radiator.

LOUNGE/DINER

21' 04" x 21' 02" (6.5m x 6.45m) (L-shaped) Double glazed window to side, double glazed window and double glazed sliding doors to rear, carpet, three radiators.

KITCHEN

12' 08" x 8' 11" (3.86m x 2.72m) Range of matching wall and base units with worktops over, one and a half bowl sink, integrated double oven, integrated hob with extractor over, integrated undercounter fridge, integrated undercounter freezer, integrated washing machine, integrated dishwasher, double glazed window to front, double glazed opaque door to side, Amtico flooring, radiator.



CLOAKROOM

Low level WC, wash hand basin.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM

12' 01" x 10' 03" (3.68m x 3.12m) Built in wardrobes, double glazed window to rear, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, tiled walls, Amtico flooring, radiator.

BEDROOM

11' 10" x 9' 02" (3.61m x 2.79m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM

11' 11" x 8' 11" (3.63m x 2.72m) Built in wardrobes, double glazed window to front, carpet, radiator.

BEDROOM

8' 11" x 8' 07" (2.72m x 2.62m) Built in wardrobes, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, tiled walls, Amtico flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

64' 0" (19.51m) Patio area, secluded seating area, part artificial lawn, mature shrubs, storage area, side access.

FRONT

Drive to side, steps to front door.

TANDEM GARAGE

34' 01" x 9' 11" (10.39m x 3.02m) Up and over door, power and light, double glazed door to side, window to side.

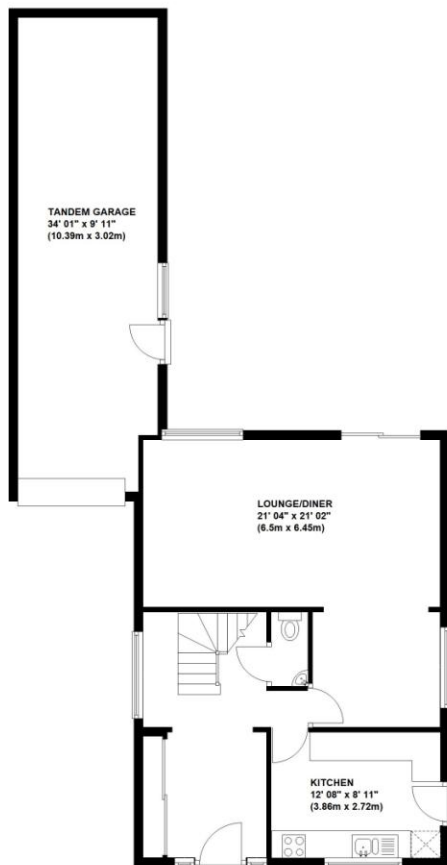
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



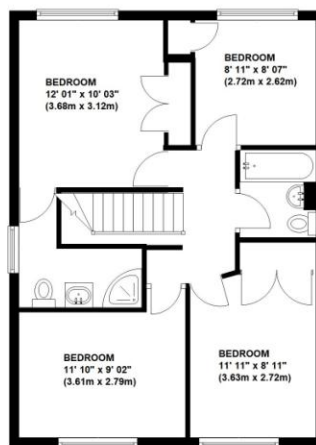
Ground Floor

Approx. 89.8 sq. metres (966.1 sq. feet)



First Floor

Approx. 59.0 sq. metres (635.4 sq. feet)



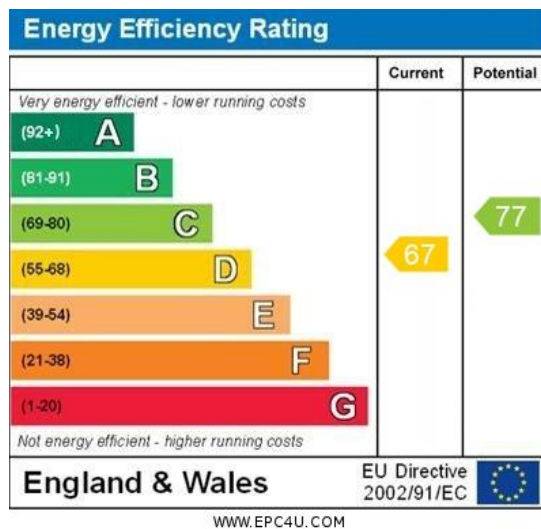
Total area: approx. 148.8 sq. metres (1601.5 sq. feet)

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



Council Tax Band: G

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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