

# THOMAS BROWN

## ESTATES

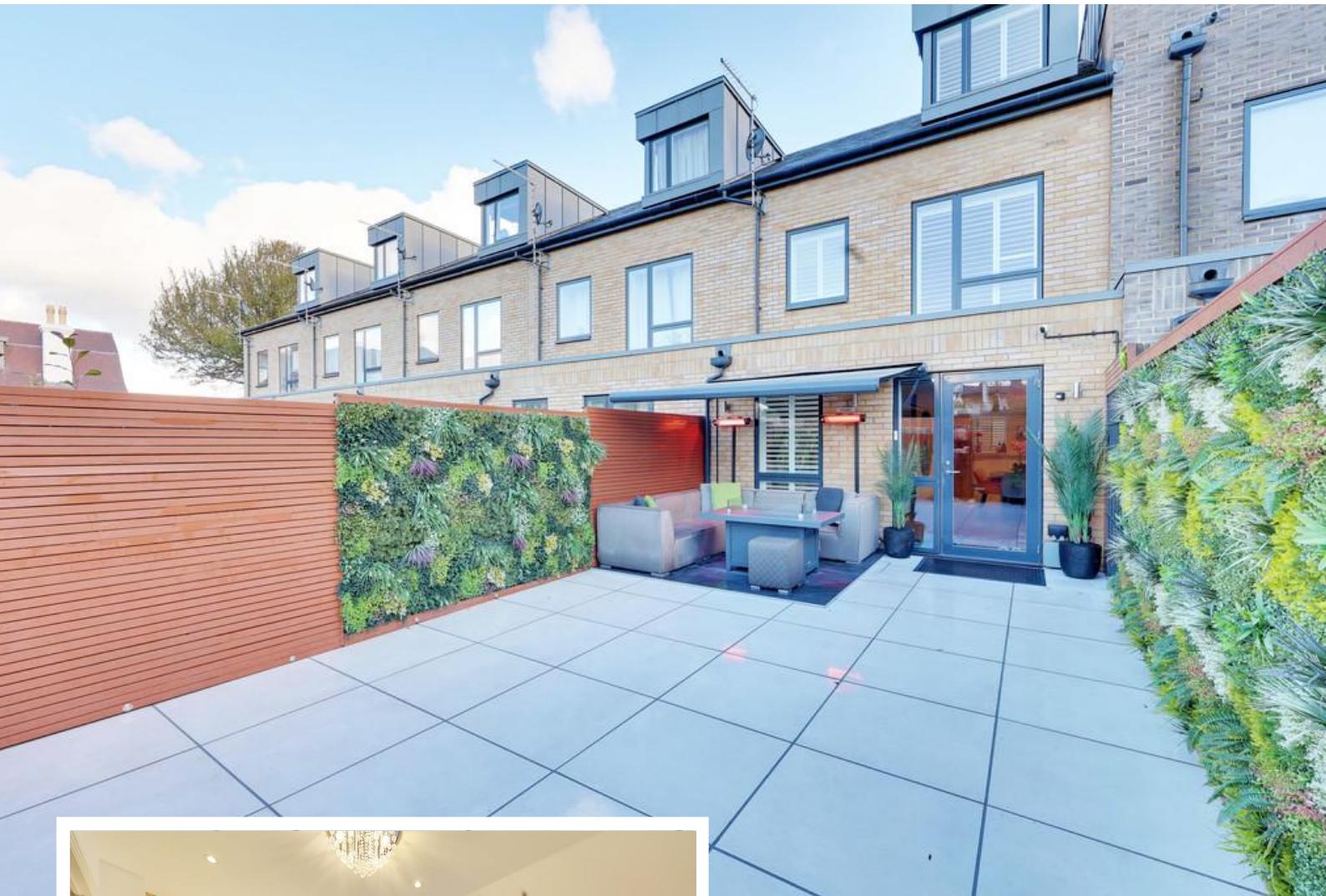


**2D Bruce Grove, Orpington, BR6 0HF**

**Asking Price: £700,000**

- 4 Bedroom, 3 Bathroom Executive Home
- Well Located for Orpington High Street & Station
- Sought After Priory Quarter Development
- No Forward Chain, High Specification





## Property Description

Thomas Brown Estates are delighted to present this exceptional four-bedroom, three-bathroom executive home, built in 2018 and finished to an outstanding specification throughout. Offering over 1,450 sq ft of modern living space, the property sits within a highly sought-after Priory Quarter development in the heart of Orpington, providing superb access to both the High Street and Orpington Station.

The ground floor comprises a spacious entrance hall, a stunning 37'9 dual-aspect open-plan kitchen/dining/living space, with premium integrated Bosch and Zanussi appliances, quartz worktops, a feature mirrored splash back, and underfloor heating throughout. There is also a stylish ground-floor WC.

To the first floor are three well-proportioned bedrooms, including one with an en-suite shower room, along with a contemporary family bathroom.

The second floor is dedicated to the luxurious master suite, featuring a study and walk-in wardrobe areas, and a beautifully appointed en-suite bathroom.

Externally, the property boasts a landscaped rear garden with awning, perfect for alfresco dining and entertaining. To the rear there is gated parking for two vehicles, including an EV charging point.

Further highlights include quality carpets throughout, feature wall to the reception room and an exceptional level of finish rarely available in the local market. Bruce Grove offers a prime central location, close to Orpington High Street, Orpington mainline station, well-regarded schools, parks, and bus routes.

To fully appreciate the specification and convenience of this superb home, please contact Thomas Brown Estates to arrange your viewing.





#### ENTRANCE HALL

Composite door to front, space for washer/dryer under the stairs, wood effect flooring, underfloor heating.

#### KITCHEN/LOUNGE/DINING ROOM

37' 09" x 16' 0" (11.51m x 4.88m) (measured at maximum) (open plan) Range of matching wall and base units with quartz worktops over, sink, integrated double oven, integrated induction hob, space for American fridge/freezer, premium Bosch and Zanussi integrated appliances, featured mirror splashback, double glazed door to rear, double glazed window with shutters to front, double glazed window with shutters to rear, feature wall, part wood effect flooring, part carpet, underfloor heating.

#### CLOAKROOM

Low level WC, wash hand basin in vanity unit, underfloor heating, wood effect flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 2

14' 08" x 9' 0" (4.47m x 2.74m) Double glazed window with shutters to rear, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin, double walk-in shower with rainforest head and shower attachment, tiled flooring, heated towel rail.

#### BEDROOM 3

13' 05" x 8' 11" (4.09m x 2.72m) Double glazed window with shutters to front, carpet, radiator.

#### BEDROOM 4

9' 06" x 6' 08" (2.9m x 2.03m) Double glazed window with shutters to rear, wood effect flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, fitted storage, double glazed window with shutters to front, tiled flooring, heated towel rail.

#### STAIRS TO SECOND FLOOR LANDING

Carpet.

#### BEDROOM 1

18' 05" x 12' 03" (5.61m x 3.73m) Study and walk-in wardrobe areas, eaves storage, double glazed window with shutters to rear, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin, bath with shower over, Velux window, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

Landscaped, awning, rear access.

#### FRONT

Low maintenance.

#### GATED PARKING TO REAR

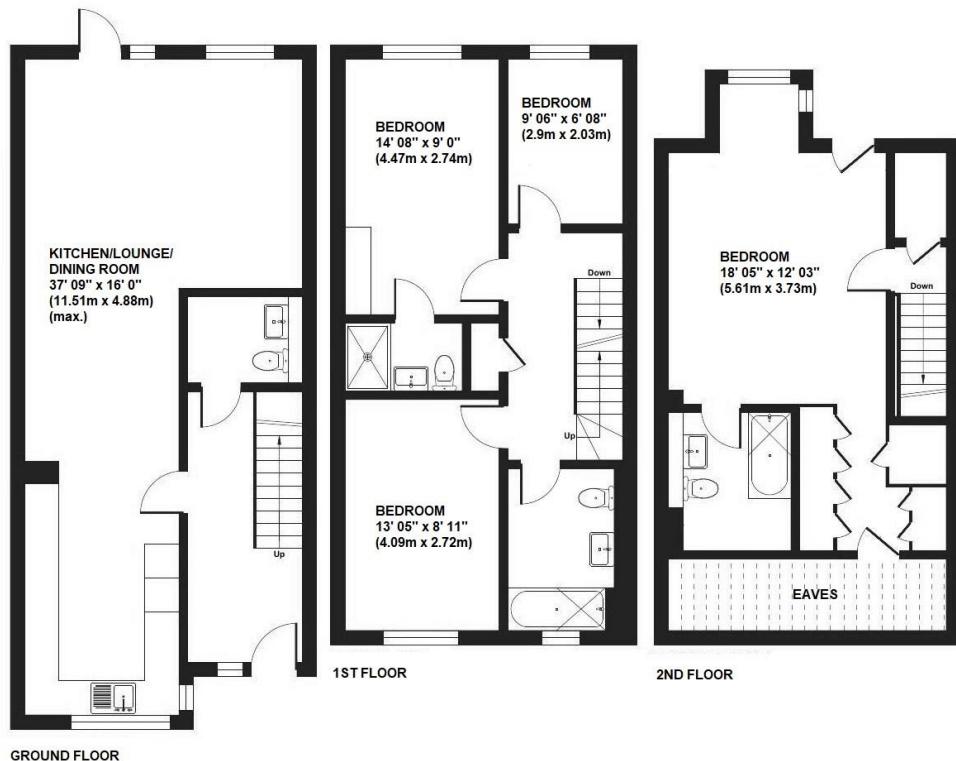
Space for two vehicles, EV charger.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



Approximate Area: 1468 sq ft / 136.3 sq m  
Total: 1567 sq ft / 145.4 sq m



This plan is for illustration purpose only - not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	94
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

**Council Tax Band: F**

**Tenure: Freehold**

**Charges for upkeep of gated development: £459 pa**

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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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