

THOMAS BROWN

ESTATES



99 Hillcrest Road, Orpington, BR6 9AG

Asking Price: £860,000

- 4 Bedroom Extended Semi-Detached House
- South Orpington, High Specification
- 24' Open Plan Kitchen/Diner, 2 Bathrooms
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to present this exceptional, extended four bedroom, two bathroom semi-detached home, finished to an outstanding specification throughout. The level of quality and attention to detail on offer is rarely seen in the local market.

Offered with no forward chain, the property is ideally positioned on the prestigious Hillcrest Road in South Orpington, within walking distance of St. Olave's Grammar School, Orpington High Street and Orpington Station.

The accommodation comprises a welcoming entrance hallway, a stylish lounge with feature log burner and an impressive 24ft open plan kitchen/diner with bi-fold doors leading out to the rear garden. The ground floor further benefits from a cinema/playroom, a utility room, and a WC, all thoughtfully designed to suit modern family living.

Upstairs the first floor offers four well-proportioned bedrooms, each with fitted wardrobes. The principal bedroom boasts a luxurious en-suite shower room, while the family bathroom includes both a walk-in shower and a separate bath, complete with an Aqua Vision mirror TV.

Externally, the property features a stunning landscaped rear garden designed for both relaxation and entertaining, with a trampoline and children's playframe as well as an outdoor kitchen and seating area. There is also a covered space for a hot tub and an impressive bar/cabin, creating an ideal setting for social gatherings and alfresco dining.

To the front, there is a fully permeable resin driveway providing off street parking for multiple vehicles, along with an integral garage to the side (storage only).

Further benefits include a comprehensive Hikvision CCTV system, a full Daikin air conditioning system providing both heating and cooling, electric underfloor heating throughout the ground floor and bathrooms, hard wired internet connections to majority of rooms, and a matrix TV system throughout the property.

Hillcrest Road is very well located for highly regarded local schools, including Newstead Wood School and St. Olaves, as well as excellent transport links via Orpington and Chelsfield mainline stations.

Early viewing is highly recommended to fully appreciate the quality of specification and the prime location on offer.



ENTRANCE HALL

Composite door to front, bespoke storage, laundry chute and security cupboard, tiled flooring, underfloor heating, two radiators.

LOUNGE

15' 07" x 12' 03" (4.75m x 3.73m) Log burner, double glazed bay window to front with made to measure privacy electric blinds, carpet, underfloor heating, Daikin air conditioning unit (heating & cooling).

CINEMA/PLAYROOM

10' 03" x 9' 04" (3.12m x 2.84m) Bespoke storage, carpet, underfloor heating, radiator.

KITCHEN/DINER

24' 0" x 9' 04" (7.32m x 2.84m) Range of matching wall and base units with quartz worktops over, one and a half bowl sink and drainer with Quooker tap and waste disposal, integrated oven, integrated Bosch 5 ring gas hob with extractor over, integrated Bosch microwave, integrated dishwasher, Samsung American-style fridge/freezer with plumbed water and ice dispenser to stay, integrated kickboard vacuum system, fitted seating area, double glazed window and double glazed bi-folding doors to rear, tiled flooring, underfloor heating, radiator, Daikin air conditioning unit (heating & cooling).

UTILITY ROOM

10' 02" x 6' 09" (3.1m x 2.06m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for washing machine, space for tumble dryer, electric heated ceiling clothes airer, double glazed door to side, tiled flooring, underfloor heating, radiator.

CLOAKROOM

Low level WC, wash hand basin, tiled flooring, underfloor heating.

STAIRS TO FIRST FLOOR LANDING

Bespoke balustrade, carpet, radiator.

MASTER SUITE

19' 01" x 14' 11" (5.82m x 4.55m) (total measurement) Bed room: Fitted ward robes, Juliet balcony, carpet, two radiators, Daikin air conditioning unit (heating & cooling).

En-suite: Low level WC, wash hand basin, shower with rainforest showerhead and shower attachment, double glazed opaque window to side, bespoke sensor lighting, tiled walls, tiled flooring, underfloor heating, heated towel rail.

BEDROOM

15' 09" x 6' 09" (4.8m x 2.06m) (measured at maximum) Fitted wardrobe, double glazed window to front, carpet, radiator, Daikin air conditioning unit (heating & cooling).

BEDROOM

13' 03" x 9' 09" (4.04m x 2.97m) Fitted wardrobes, double glazed window to front, carpet, radiator, Daikin air conditioning unit (heating & cooling).

BEDROOM

11' 01" x 9' 08" (3.38m x 2.95m) Fitted wardrobes, double glazed window to rear, carpet, radiator, Daikin air conditioning unit (heating & cooling).

BATHROOM

Low level WC, wash hand basin, bath, walk-in shower with rainforest showerhead and shower attachment, Aquavision mirror TV, built in storage cupboard, double glazed opaque window to front, tiled walls, tiled flooring, underfloor heating, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

82' 0" (24.99m) Landscaped, two patio areas with rest artificial lawn, raised flowerbeds, sunken trampoline, children's play frame, hot & cold tap.

OUTDOOR KITCHEN AREA

Built in seating area, power, covered area for hot tub.

BAR

8' 11" x 8' 10" (2.72m x 2.69m) Power and light.

FRONT

Fully permeable resin drive for multiple vehicles, external lighting, remote-control anti-theft bollard.

INTEGRAL GARAGE (STORAGE ONLY)

9' 06" x 6' 07" (2.9m x 2.01m) Roller blind door to front, power and light, radiator.

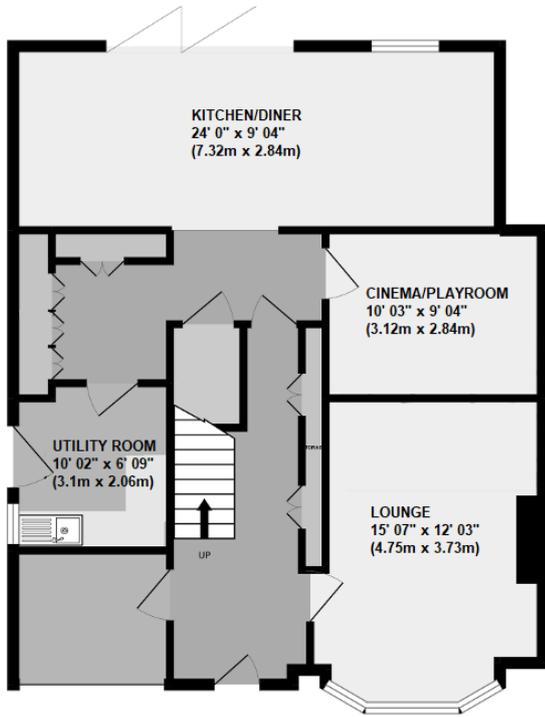
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

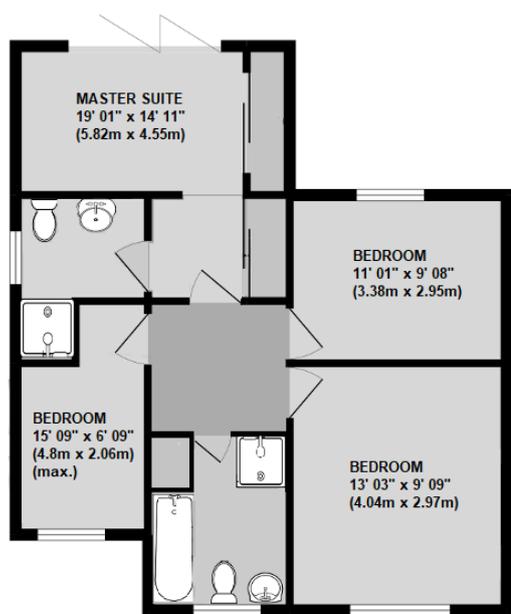
NO FORWARD CHAIN



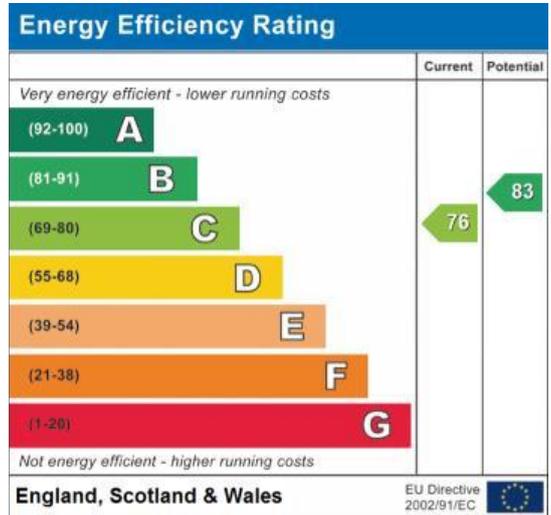
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: E

Tenure: Freehold

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