

THOMAS BROWN

ESTATES



21 Craven Road, Orpington, BR6 7RU

Asking Price: £885,000

- 4 Double Bedroom, 4 Bathroom Detached Property
- 19'9 x 18'2 Lounge & 19'11 x 16'5 Kitchen/Breakfast Room
- Approx. 2300 Sq. Ft
- 135' Rear Garden with a Cabin





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and deceptively spacious four double bedroom, four bathroom detached home, extending to approximately 2,300 sq ft. Ideally positioned on the sought after tree lined Craven Road, the property benefits from a generous plot and close proximity to Goddington Park.

The ground floor offers a welcoming entrance hallway leading to a substantial 19'9 x 18'2 lounge and an impressive 19'11 x 16'5 kitchen/breakfast room, both with direct access to the beautifully landscaped rear garden-perfect for modern family living and entertaining. Additional accommodation includes a dining room, utility room, shower/steam room, and two double bedrooms, one of which features an en-suite shower room.

Upstairs, the property continues to impress with two further double bedrooms and a family shower room. The standout master suite measures 24'5 x 18'1 and boasts a striking vaulted ceiling, walk-in wardrobe and a luxurious en-suite complete with a jacuzzi bath.

Externally, the home enjoys a stunning 135' mature rear garden, ideal for alfresco dining and entertaining, along with a charming cabin at the rear. To the front, there is an integral garage and a spacious driveway providing off street parking for multiple vehicles.

Craven Road is conveniently located for well-regarded schools, local shops, transport links, and scenic walks, all within easy reach.

Viewings are highly recommended to fully appreciate the exceptional space, location, and quality this home has to offer.



ENTRANCE HALL

22' 03" x 18' 10" (6.78m x 5.74m) (measured at maximum) (L-shaped) Composite door to side, two Velux windows, feature vaulted ceiling, underfloor heating, tiled flooring.

LOUNGE

19' 09" x 18' 02" (6.02m x 5.54m) Feature fireplace, double glazed French doors to rear, underfloor heating, tiled flooring.

DINING ROOM

13' 02" x 11' 09" (4.01m x 3.58m) Double glazed window to side, underfloor heating, tiled flooring.

KITCHEN/BREAKFAST ROOM

19' 11" x 16' 05" (6.07m x 5m) Range of matching wall and base units with worktops over, sink, space for Rangemaster cooker, Rangemaster extractor, integrated dishwasher, space for American fridge/freezer, double glazed French doors to rear, underfloor heating, tiled flooring.

UTILITY ROOM

10' 08" x 7' 01" (3.25m x 2.16m) Range of matching wall and base units with worktops over, sink and drainer, space for washing machine, space for tumble dryer, sky light, underfloor heating, tiled flooring.

BEDROOM

15' 01" x 11' 02" (4.6m x 3.4m) Fitted wardrobes and vanity desk, double glazed window to front, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, bidet, walk-in shower cubicle, Velux window, tiled flooring heated towel rail.

BEDROOM

12' 11" x 11' 10" (3.94m x 3.61m) Double glazed window to front, carpet, radiator.

SHOWER/ STEAM ROOM

Low level WC, wash hand basin, shower/steam room, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Spiral stairs, carpet to landing.

MASTER SUITE

24' 05" x 18' 01" (7.44m x 5.51m) (in total) Bedroom: Fitted furniture, walk-in wardrobe, double glazed door to rear, vaulted ceiling, carpet, two radiators.

En-suite: Low level WC, his and hers sink, bidet, Jacuzzi bath with shower attachment, three Velux windows, tiled flooring, heated towel rail.

BEDROOM

14' 03" x 10' 01" (4.34m x 3.07m) (measured to front of wardrobes) (part restricted headroom) Fitted wardrobes, two Velux windows, carpet, radiator.

SHOWER/STEAM ROOM

Low level WC, wash hand basin, shower/steam room, tiled flooring.

OTHER BENEFITS INCLUDE:

GARDEN

135' 0" (41.15m) (approx.) Landscaped, patio area with rest laid to lawn and artificial lawn, mature flowerbeds.

CABIN

15' 07" x 11' 06" (4.75m x 3.51m) Windows and doors to front, power and light.

FRONT

Drive, mature shrubs.

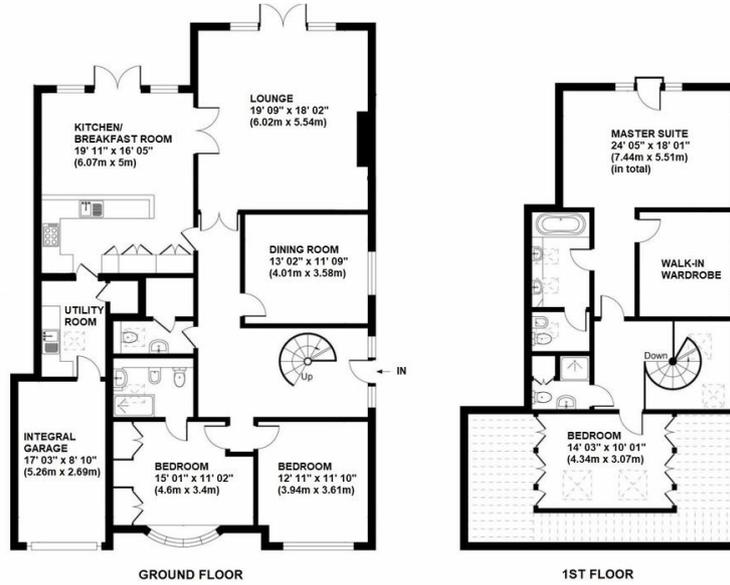
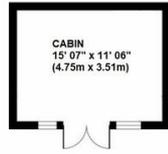
INTEGRAL GARAGE

17' 03" x 8' 10" (5.26m x 2.69m) Door to front, power and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



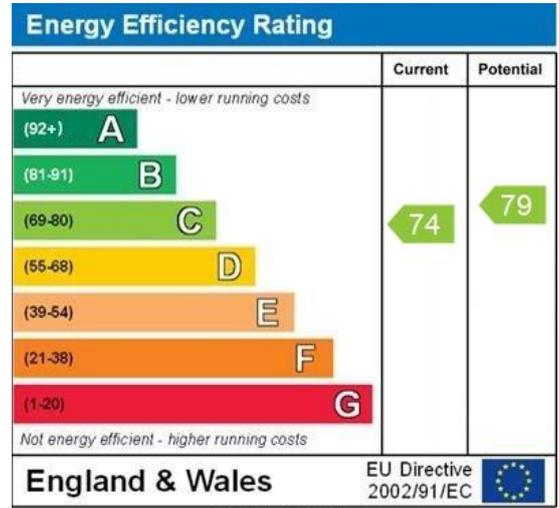


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Council Tax Band: G

Tenure: Freehold



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