

THOMAS BROWN

ESTATES



63 High Beeches, Orpington, BR6 6EE

Asking Price: £700,000

- 4 Bedroom Extended Semi-Detached House
- 2 Reception Rooms & 2 Bathrooms
- Well Located for Chelsfield Station & Local Schools
- Potential to Extend Further to Rear (STPP)





Property Description

Thomas Brown Estates are delighted to offer this impressive extended four bedroom, two bathroom semi-detached home, located on the highly sought after High Beeches in BR6, within easy reach of Chelsfield Station and excellent local schools.

The ground floor features an entrance hall, a spacious living room, and a dining room that opens into a bright conservatory. There is also a modern fitted kitchen/breakfast room and a convenient shower room.

Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom, while the second floor hosts the fourth bedroom.

Externally, the property boasts a large rear garden ideal for outdoor dining and entertaining, along with off street parking via a block-paved driveway at the front. There is also further potential to extend at the rear (subject to planning permission) if required.

Early viewing is highly recommended to fully appreciate the location, space, and quality on offer. Contact Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE HALL

Double glazed opaque door to front, double glazed opaque panel to side, tile effect flooring, radiator.

LOUNGE

12' 08" x 12' 08" (3.86m x 3.86m) (open plan to dining room) Double glazed window to front, carpet, radiator.

DINING ROOM

10' 11" x 9' 05" (3.33m x 2.87m) Double glazed French doors to conservatory, carpet, radiator.

CONSERVATORY

9' 06" x 8' 01" (2.9m x 2.46m) Double glazed French doors to garden, carpet, radiator.

KITCHEN/BREAKFAST ROOM

16' 08" x 14' 02" (5.08m x 4.32m) (measured at maximum) Range of matching wall and base units with quartz worktops over, butler sink, integrated oven, integrated electric hob with extractor over, integrated microwave, space for American fridge/freezer, space for undercounter fridge, space for washing machine, space for dishwasher, space for tumble dryer, larder cupboard, double glazed window to rear, two Velux windows, double glazed door to side, partially vaulted ceiling, tiled flooring, radiator.

SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle, double glazed opaque window to rear, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM

12' 08" x 10' 05" (3.86m x 3.18m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM

12' 03" x 11' 0" (3.73m x 3.35m) Built in wardrobe, double glazed window to rear, laminate flooring, radiator.

BEDROOM

9' 04" x 8' 03" (2.84m x 2.51m) Double glazed window to front, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

STAIRS TO SECOND FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM

14' 09" x 13' 06" (4.5m x 4.11m) Eaves storage, two Velux windows, laminate flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

95' 0" (28.96m) (approx.) Patio area with restlaid to lawn, mature shrubs, workshop, shed, side access.

OFF STREET PARKING

Block paved drive.

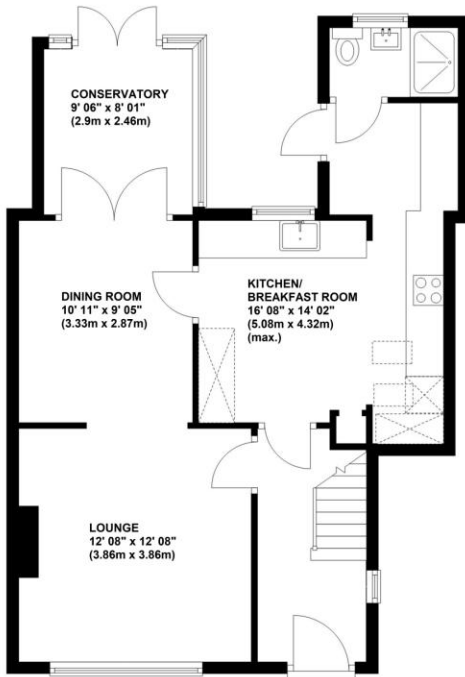
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



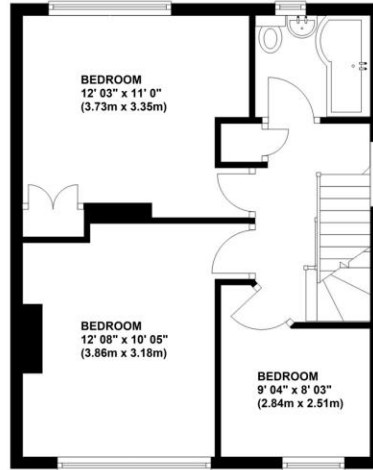
Ground Floor

Approx. 60.9 sq. metres (655.3 sq. feet)



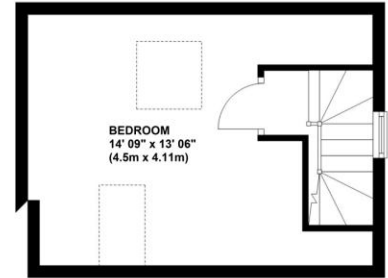
First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Second Floor

Approx. 23.7 sq. metres (255.1 sq. feet)



Total area: approx. 126.9 sq. metres (1365.9 sq. feet)

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



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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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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

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