

THOMAS BROWN

ESTATES



10 April Close, Orpington, BR6 6NA

Asking Price: £750,000

- 3 Bedroom Extended Detached House
- Short Walk from Warren Road Primary & Chelsfield Station
- 2 Reception Rooms, 2 Bathrooms
- Highly Sought After Location





Property Description

Thomas Brown Estates are delighted to present this extended and immaculately presented three bedroom, two bathroom detached family home, finished to an exceptional specification throughout. Occupying one of the more desirable plots within this development, this outstanding property offers stylish and spacious accommodation in a highly sought-after location.

Situated in a quiet residential close, just a short walk from Warren Road Primary School and Chelsfield Station, this superb home is ideal for families seeking both convenience and a peaceful setting.

The ground floor comprises a welcoming entrance hall, a spacious lounge with direct access to the beautifully landscaped rear garden, a separate dining room that also serves perfectly as a home office or study, an open plan kitchen/breakfast room, and a convenient ground floor WC.

Upstairs, the property offers three bedrooms (originally designed as a four bedroom home), including a superb principal bedroom with a stylish en-suite shower room, together with a contemporary family bathroom.

Externally, the landscaped rear garden has been thoughtfully designed with multiple seating and entertaining areas, providing the perfect setting for al fresco dining and relaxing with family and friends. To the front, a generous driveway provides off street parking for several vehicles and leads to the garage, which is currently utilised as a gym but could easily be adapted into a home office, subject to any necessary alterations.

Early viewing is highly recommended to fully appreciate the quality of this exceptional home, its enviable location, high specification, and excellent access to highly regarded schools, transport links, and local amenities. Please contact Thomas Brown Estates to arrange your viewing.



ENTRANCE HALL

Composite door to front, tiled flooring, radiator.

LOUNGE

16' 0" x 15' 03" (4.88m x 4.65m) French doors to dining room, double glazed sliding door to rear, carpet, radiator.

DINING ROOM

9' 01" x 10' 02" (2.77m x 3.1m) Double glazed window to rear, carpet, radiator.

KITCHEN/BREAKFAST ROOM (L-shaped)

Kitchen (10' 10" x 9' 09"): Range of matching solid wood wall and base units with granite worktops over, double butler sink, range master cooker, extractor fan, dishwasher, double glazed window to front, tiled flooring, radiator.

Breakfast Room (16'01" x 7' 06"): Range of matching solid wood wall and base units with granite worktops over, integrated fridge/freezer, washing machine, double glazed window to front and rear, tiled flooring, radiator.

CLOAKROOM

WC, wash hand basin, double glazed opaque window to front, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

15' 08" x 13' 05" (4.78m x 4.09m) (measured at maximum) Fitted wardrobes, two double glazed windows to front, carpet, radiator.

EN-SUITE

WC, wash hand basin in vanity unit, double walk-in shower with rainforest head and shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.



BEDROOM 2

10' 09" x 9' 11" (3.28m x 3.02m) Double glazed window to front, carpet, radiator.

BEDROOM 3

8' 02" x 7' 11" (2.49m x 2.41m) Double glazed window to rear, carpet, radiator.

BATHROOM

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



OTHER BENEFITS INCLUDE:

GARDEN

35' 0" x 31' 0" (10.67m x 9.45m) Patio area with restlaid to lawn, mature flowerbeds, side access.

FRONT

Drive with space for multiple vehicles, laid to lawn.

GARAGE

17' 07" x 7' 11" (5.36m x 2.41m) (used as a gym) Up and over door, power and light, plastered walls.

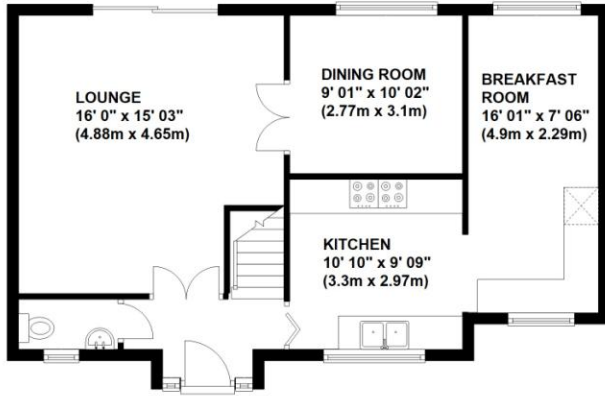
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



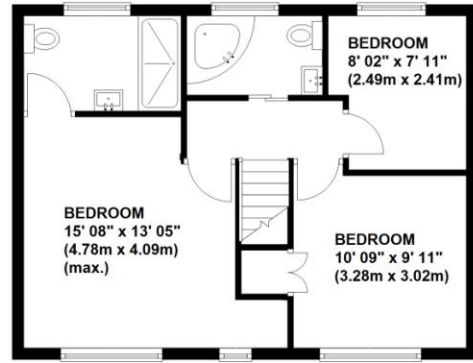
Ground Floor

Approx. 58.8 sq. metres (632.4 sq. feet)



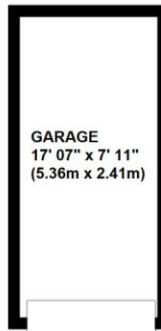
First Floor

Approx. 45.0 sq. metres (484.7 sq. feet)



Outbuilding

Approx. 12.8 sq. metres (137.5 sq. feet)



Total area: approx. 116.6 sq. metres (1254.6 sq. feet)

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



Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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