

THOMAS BROWN

ESTATES



1 Aynscombe Angle, Orpington, BR6 0HJ

Asking Price: £475,000

- 2 Double Bedroom, 2 Reception Room Semi-Detached House
- Well Located for Priory Gardens & Orpington High Street
- Luxury Kitchen & Shower Room
- Charming Period Features





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and rarely available two double bedroom semi-detached character home, dating back to circa 1905 and ideally situated in the heart of BR6, just a short distance from Orpington High Street and the picturesque Priory Gardens. Homes of this style and quality seldom come to the market, beautifully combining charming period features such as high ceilings and original fireplaces with tasteful contemporary finishes throughout.

The accommodation comprises a welcoming entrance hall, comfortable lounge, a separate dining room that flows seamlessly into a stunning John Lewis fitted kitchen, together with a useful utility cupboard and an external WC. To the first floor are two double bedrooms and a luxurious bespoke shower room with C.P. Hart premium fittings.

Outside, the property enjoys a beautifully maintained, secluded rear garden, providing an ideal setting for outdoor dining, entertaining, or simply relaxing. Permit parking is available to the front of the property.

Aynscombe Angle is perfectly positioned for Orpington Mainline Station, Orpington High Street, Priory Gardens, a selection of highly regarded schools, and excellent local bus routes. Offering an exceptional blend of period charm, modern living and a highly sought-after location, this unique home must be viewed internally to be fully appreciated. Please contact Thomas Brown Estates to arrange your viewing or for further information.



Entrance Hall:

Door to front, understairs cupboard, engineered oak wood flooring, radiator.

Lounge:

11' 07" x 10' 08" (3.53m x 3.25m). Open fireplace, double glazed window to front, engineered oak wood flooring, radiator.

Dining Room:

13' 10" x 8' 04" (4.22m x 2.54m). Open fireplace, oversize feature door to garden, engineered oak wood flooring, radiator.

Kitchen:

8' 02" x 6' 08" (2.49m x 2.03m). Range of matching wall and base units with solid surface worktops over and upstands, one and a half bowl sink and drainer, integrated Neff double oven, integrated Neff induction hob, Siemens extractor, integrated undercounter fridge, integrated Bosch dishwasher, double glazed window to rear, tiled flooring.

Utility Cupboard:

Space for washing machine, space for tumble dryer, tiled flooring.

Stairs To First Floor Landing:

Double glazed window with shutters to side, carpet.

Bedroom 1:

14' 11" x 10' 09" (4.55m x 3.28m). Built in storage, double glazed window to front, carpet, radiator.

Bedroom 2:

13' 08" x 8' 04" (4.17m x 2.54m). Feature fireplace, double glazed window to rear, carpet, radiator.

Shower Room:

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

Other Benefits Include:

Garden:

52' 0" (15.85m). Patio and decked areas with rest laid to lawn, mature shrubs and flowerbeds, outside WC, shed, side access.

Front Garden:

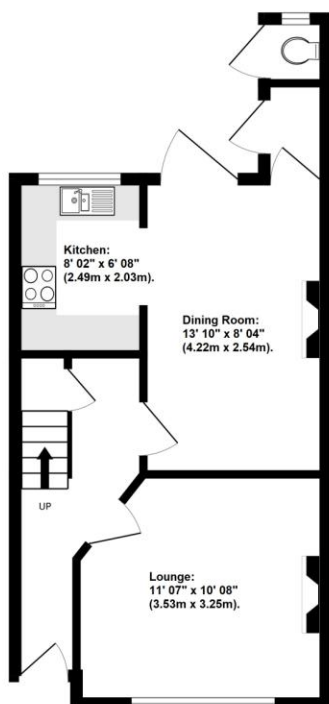
Low maintenance courtyard.

Double Glazing

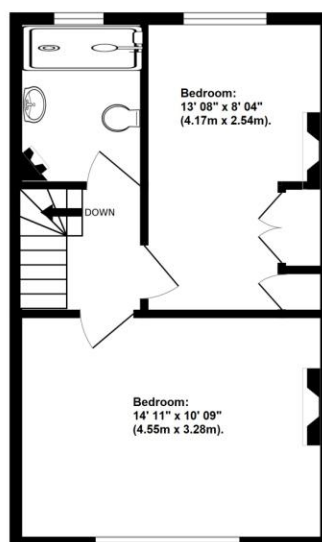
Central Heating System



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

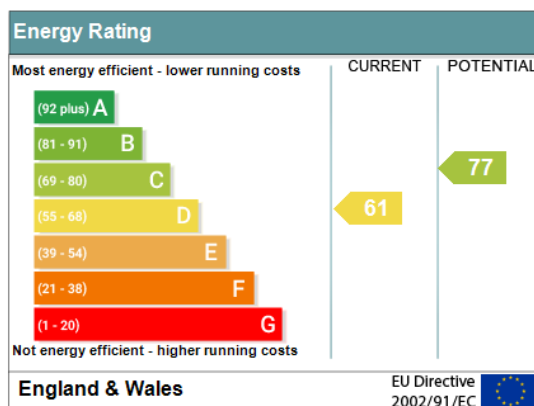


1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.

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 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: D

Tenure: Freehold

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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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