

THOMAS BROWN

ESTATES



317 Crofton Road, Orpington, BR6 8EZ **Asking Price: £1,225,000**

- 4 Bedroom, 3 Bathroom Detached Property
- Close to Darrick Wood School & Locksbottom High Street
- 26'07x19'06 Kitchen/Family Room
- Deceptively Spacious (3002SQFT)





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious 3002sqft, immaculately presented four double bedroom, three bathroom detached property that must be viewed to fully appreciate the specification, generous room dimensions and central location on offer, boasting close proximity to Darrik Wood School and Locksbottom High Street. The accommodation comprises; entrance hall and impressive inner hallway, lounge, two large double bedrooms, study, spacious family bathroom with separate bath and shower, utility room and a wonderful 26'07x19'06 kitchen/diner/family room with bi-fold doors to the rear garden. To the first floor are a further two generous double bedrooms, both benefitting from a walk-in wardrobe and en-suite bathroom. Externally there is a landscaped rear garden mainly laid to lawn with numerous seating areas perfect for entertaining and alfresco dining, cabin ideal for a home office/gym and a block paved drive to the front for numerous vehicles. Please note since 2018 the vast majority of the property has been rebuilt and remodelled to the current vendors high specification, resulting in a wonderful family home in a central location. Crofton Road is very well located for local schools (including Newstead Woods and Darrik Wood), local shops, restaurants, bus routes and Orpington mainline station. Internal viewing is highly recommended to appreciate the size and standard of a accommodation on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE HALL

Double glazed door to front, solid oak flooring, radiator.

INNER HALL

20' 7" x 13' 2" (6.27m x 4.01m) Solid oak flooring, radiator.

LOUNGE

18' 9" x 17' 9" (5.72m x 5.41m) Log burner, double glazed bay window to front, carpet, radiator.

KITCHEN/FAMILY ROOM/DINING ROOM

26' 7" x 19' 6" (8.1m x 5.94m) Range of matching wall and base units with worktops over, one and a half bowl sink, integrated double oven, integrated induction hob, integrated dishwasher, space for American fridge/freezer, double glazed window to rear, double glazed bi-folding doors to rear, two skylights, underfloor heating, tiled flooring.

STUDY

9' 6" x 8' 5" (2.9m x 2.57m) Double glazed window to side, carpet, radiator.



UTILITY ROOM

Range of base units, stainless steel sink and drainer, space for washing machine, space for tumble dryer, double glazed window to rear, underfloor heating, tiled flooring.

BEDROOM

18' 6" x 11' 1" (5.64m x 3.38m) Double glazed window to front, carpet, radiator.

BEDROOM

16' 7" x 11' 0" (5.05m x 3.35m) Double glazed window to side, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double shower cubicle, double glazed opaque window to side, underfloor heating tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Two skylights, carpet.



BEDROOM

24' 10" x 18' 9" (7.57m x 5.72m) (measured at maximum) Eaves storage, double glazed window to front and side, window seat, carpet, two radiators.

Walk-in wardrobe 9' 8" x 6' 2" (2.95m x 1.88m): Eaves storage, carpet, radiator.

EN-SUITE

9' 8" x 8' 7" (2.95m x 2.62m) Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, wood effect flooring, heated towel rail.

BEDROOM

24' 10" x 14' 3" (7.57m x 4.34m) (measured at maximum) Eaves storage, double glazed window to rear and side, window seat, two radiators.

Walk-in wardrobe 9' 8" x 5' 7" (2.95m x 1.7m): Eaves storage, carpet, radiator.

EN-SUITE

9' 8" x 6' 0" (2.95m x 1.83m) Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, wood effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

90' 0" x 43' 0" (27.43m x 13.11m) Patio area with rest laid to lawn, flowerbeds, numerous seating areas, side access.

Cabin 18' 6" x 12' 9" (5.64m x 3.89m): Double glazed French doors to front, double glazed window to side, laminate flooring.

FRONT GARDEN/OFF STREET PARKING

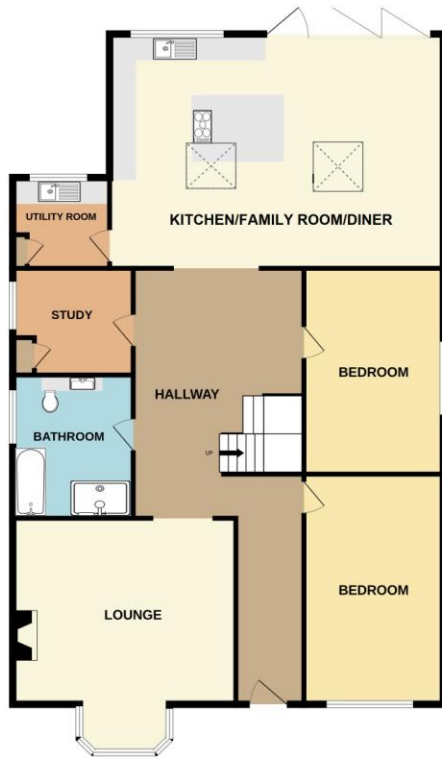
Block paved drive for multiple vehicles, laid to lawn.

DOUBLE GLAZING

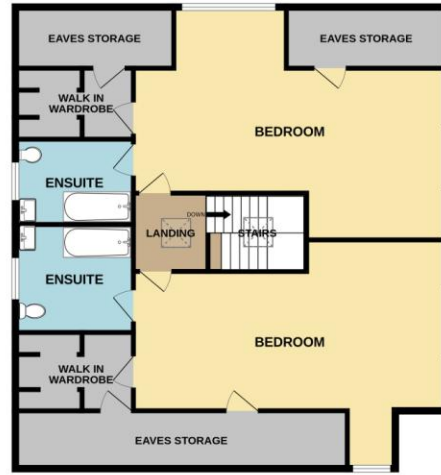
CENTRAL HEATING SYSTEM



GROUND FLOOR
1761 sq.ft. (163.6 sq.m.) approx.

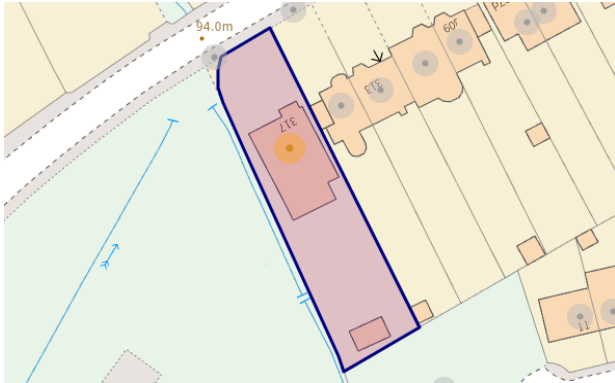


1ST FLOOR
1241 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA : 3002 sq.ft. (278.9 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 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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Address: 317 Crofton Road, ORPINGTON, BR6 8EZ
RRN: 0390-2659-0190-2674-0235

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			
(69 - 80) C		75	81
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Construction: Standard

Council Tax Band: F

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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