

# THOMAS BROWN

ESTATES



**17 Broadwalk, Orpington, BR6 7RZ**

**Asking Price: £749,995**

- 5 Bedroom, 2 Reception Room Detached House
- Potential to Extend Further (STTP)
- Rear Extended, Deceptively Spacious (1858SQFT)
- Fantastic No Through Road





## Property Description

Thomas Brown Estates are delighted to offer this rear extended and deceptively spacious (1858sqft) five bedroom detached property, situated in a fantastic no through road, boasting a generous floor space that must be viewed to fully appreciate the size and location on offer. The accommodation on offer comprises: entrance porch and hallway, large L-shaped lounge, dining room, fitted kitchen/breakfast room, bedroom five/reception room 3, conservatory, inner hallway/utility room and a WC to the ground floor. To the first floor is a landing leading to four bedrooms, family bathroom and a separate WC. Externally there is a secluded rear garden, integral double garage to the side and off street parking to the front. Although providing an ample floor space already, there is the potential (STPP) to convert the garage into further living accommodation and/or extend above the garage. The property could also be divided into the 'main house' and a separate annexe (with alterations to the garage) if required with two separate entrances. Broadwalk is well located for local schools, shops, bus routes and stations but also boasts semi-rural views and location. Please call Thomas Brown Estates to arrange an appointment to view.



**ENTRANCE PORCH**

Double glazed sliding door to front, tiled flooring.

**ENTRANCE HALL**

Double glazed opaque door to front, double glazed opaque window to front, understairs storage cupboard, storage cupboard, wooden flooring, radiator.

**LOUNGE**

23' 04" x 16' 0" (7.11m x 4.88m) (L-shaped) (measured at maximum) Feature fireplace, double doors to dining room, double glazed window to front, carpet, two radiators.

**KITCHEN**

12' 11" x 7' 10" (3.94m x 2.39m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated grill, integrated electric hob with extractor over, space for under counter fridge, tiled splashbacks, double glazed window to rear, tiled flooring.

**DINING ROOM**

10' 10" x 10' 02" (3.3m x 3.1m) Double glazed sliding door to rear and side, carpet, radiator.



**INNER HALLWAY**

27' 06" x 4' 05" (8.38m x 1.35m) Space for washing machine, space for tumble dryer, space for fridge/freezer, composite door to front, double glazed opaque door to rear, double glazed opaque window to rear, engineered wood flooring, access to garage, front and rear access.

**BEDROOM/RECEPTION ROOM**

14' 02" x 13' 11" (4.32m x 4.24m) Double glazed sliding door to conservatory, double glazed window to side, engineered wood flooring, radiator.

**CONSERVATORY**

14' 10" x 10' 08" (4.52m x 3.25m) Double glazed French doors to side, double glazed windows to side and rear, engineered wood flooring, radiator.

**CLOAKROOM**

Low level WC, wash hand basin in vanity unit, double glazed opaque window to side, part tiled walls, wooden flooring.

**STAIRS TO FIRST FLOOR LANDING**

Airing cupboard, loft hatch, double glazed opaque window to side, carpet.

**BEDROOM 1**

11' 08" x 11' 02" (3.56m x 3.4m) (measured to back of wardrobe) Fitted wardrobes, double glazed window to front, engineered wood flooring, radiator.

**BEDROOM 2**

11' 09" x 9' 10" (3.58m x 3m) Fitted and built in wardrobes, double glazed window to front, carpet, radiator.

**BEDROOM 3**

11' 04" x 6' 08" (3.45m x 2.03m) Fitted wardrobe and bedroom furniture, double glazed window to rear, carpet, radiator.

**BEDROOM 4**

7' 11" x 6' 05" (2.41m x 1.96m) Double glazed window to rear, carpet, radiator.

**BATHROOM**

Wash hand basin in vanity unit, bath with shower attachment and shower over, double glazed opaque window to rear, part tiled walls, vinyl flooring, heated towel rail.



**SEPARATE WC**

Low level WC, double glazed opaque window to rear, part tiled walls, vinyl flooring.

**OTHER BENEFITS INCLUDE:**

**GARDEN**

50' x 41' (15.24m x 12.5m) Patio area with rest laid to lawn, shed.

**OFF STREET PARKING**

Driveway for multiple vehicles with rest laid to lawn, access to garage, mature flowerbeds.

**INTEGRAL DOUBLE GARAGE**

17' 02" x 15' 08" (5.23m x 4.78m) Up and over electric door to front, power and light.

**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**





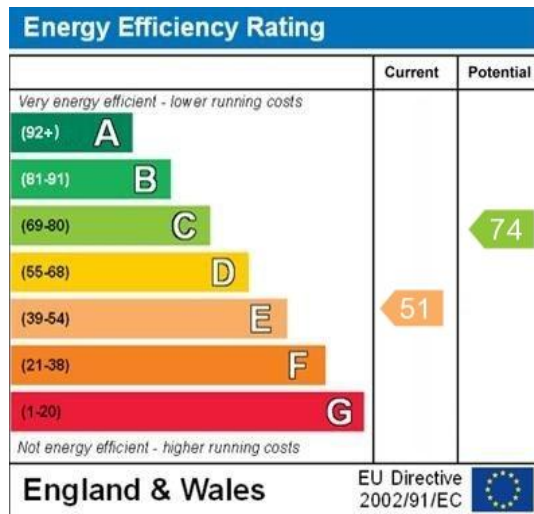
GROUND FLOOR  
APPROX. FLOOR  
AREA 1328 SQ.FT.  
(123.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 530 SQ.FT.  
(49.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1858 SQ.FT. (172.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Construction: Standard**

**Council Tax Band: F**

**Tenure: Freehold**

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