

# THOMAS BROWN

ESTATES



**1 High Beeches, Orpington, BR6 6EE**

**Asking Price: £780,000**

- 4 Bedroom, 2 Bathroom Semi-Detached Property
- Wonderful Landscaped Rear Garden
- Close to Chelsfield Station & Sought After Local Schools
- High Specification Throughout





## Property Description

Thomas Brown Estates are delighted to offer this must view, deceptively spacious (1688 SQFT) four bedroom two bathroom semi-detached property boasting a wonderful landscaped rear garden, finished to a high specification throughout and situated on the ever popular High Beeches, boasting close proximity to Chelsfield Station & shops and many sought after local schools. The property comprises: entrance porch and hallway, two double bedrooms, shower room, utility room, WC, lounge and a fantastic open plan kitchen/diner and family room with views over the rear garden. To the first floor is a large landing providing access to two bedrooms (master being a large double with ample fitted wardrobes) and a family bathroom with separate bath and shower. Externally there is a secluded rear garden mainly laid to lawn, with numerous seating areas perfect for entertaining and alfresco dining, garage (storage only) and driveway to the front for numerous vehicles. Internal viewing is highly recommended to appreciate the standard of location, floor space and specification on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



**ENTRANCE PORCH**

Door to front, tiled flooring.

**ENTRANCE HALL**

Composite door to front, Liberty acoustic flooring, radiator.

**LOUNGE**

16' 6" x 13' 6" (5.03m x 4.11m) Double glazed sliding door to rear, carpet, two radiators.

**FAMILY ROOM/KITCHEN/DINER**

25' 1" x 20' 7" (7.65m x 6.27m) (measured at maximum) (L-shaped) Range of matching wall and base units with quartz worktops over, one and a half bowl stainless steel sink with waste disposable unit, filter tap, integrated pyrolytic oven, proving drawer, integrated induction hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated microwave, under counter fridge, double glazed window to rear, double glazed sliding door to rear and side, Velux skylight, am tico flooring, underfloor heating.

**BEDROOM**

14' 0" x 10' 10" (4.27m x 3.3m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.



**BEDROOM**

13' 0" x 10' 0" (3.96m x 3.05m) Double glazed bay window to front, Liberty acoustic flooring, radiator.

**SHOWER ROOM**

Low level WC, wash hand basin in vanity unit, understairs storage, shower cubicle, double glazed opaque window to side, luxury vinyl flooring, heated towel rail.

**UTILITY ROOM**

8' 2" x 7' 9" (2.49m x 2.36m) Range of matching wall and base units with worktops over, stainless steel sink and drainer with waste disposable unit, integrated pyrolytic oven, integrated induction hob with extractor over, space for undercounter fridge, space for washing machine, space for slimline dishwasher, radiator.

**LOBBY**

Double glazed door to side, Velux skylight, underfloor heating.

**CLOAKROOM**

Low level WC, wash hand basin, double glazed opaque window to side, underfloor heating.



**STAIRS TO FIRST FLOOR LANDING**

12' 6" x 8' 2" (3.81m x 2.49m) Fitted storage, two Velux windows, carpet, radiator.

**BEDROOM**

13' 9" x 13' 8" (4.19m x 4.17m) (measured to front of wardrobes) Range of fitted wardrobes, access to eaves storage, double glazed window to rear, carpet, radiator.

**BEDROOM**

12' 2" x 7' 3" (3.71m x 2.21m) Built in storage, double glazed window to front, two Velux windows, carpet, radiator.

**BATHROOM**

Low level WC, wash hand basin, bath with shower attachment, shower cubicle, fitted storage, double glazed window to rear, Velux window, underfloor heating, heated towel rail.

**OTHER BENEFITS INCLUDE:**

**SECLUDED LANDSCAPED GARDEN**

115' 0" x 58' 0" (35.05m x 17.68m) Landscaped, patio area, numerous seating areas, laid to lawn, mature flowerbeds, greenhouse, two sheds, lighting.

**OFF STREET PARKING**

Drive for multiple vehicles, lighting.

**GARAGE - STORAGE ONLY**

10' 2" x 5' 4" (3.1m x 1.63m) Electric roller door, light & power

**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**



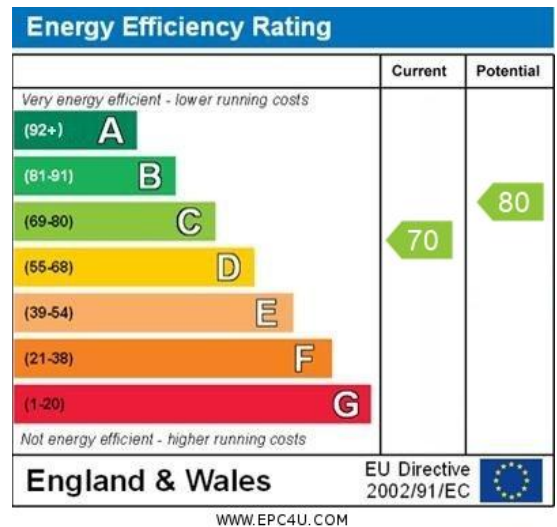


TOTAL FLOOR AREA: 1688 sq.ft. (156.8 sq.m.) approx.

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 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.  
Made with Metropix ©2024



**Construction: Standard**  
**Council Tax Band: E**  
**Tenure: Freehold**



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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

