

THOMAS BROWN

ESTATES



11b Woodside, Orpington, BR6 6JR

Asking Price: £715,000

- 4 Bedroom, 2 Bathroom Link Detached Property
- Integral Garage & Off Street Parking
- Close Proximity to many Sought After Local Schools
- Conservatory, Secluded Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this must view, immaculately presented four bedroom two bathroom link detached property boasting close proximity to Chelsfield Station, local shops and many sought after schools. The property comprises: entrance hallway, lounge that is open plan to the dining room, kitchen/breakfast room, conservatory and a WC to the ground floor. To the first floor are four bedrooms with the master benefitting from an en-suite shower room, and a family bathroom. Externally there is a secluded rear garden mainly laid to lawn, with numerous seating areas perfect for entertaining and alfresco dining, integral garage and driveway to the front. 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 HALL

Door to front, Kronoswiss laminate flooring.

LOUNGE

17' 7" x 13' 8" (5.36m x 4.17m) Double glazed bay window to front, understairs cupboard, Kronoswiss laminate flooring, radiator.

DINING ROOM

12' 5" x 8' 2" (3.78m x 2.49m) Double glazed sliding doors to conservatory, Kronoswiss laminate flooring, radiator.

CONSERVATORY

9' 9" x 9' 6" (2.97m x 2.9m) Brick base, double glazed windows, double glazed door to side, Kronoswiss laminate flooring.

KITCHEN/BREAKFAST ROOM

17' 0" x 13' 9" (5.18m x 4.19m) (L-shaped) Range of matching wall and base units with quartz worktops over, stainless steel sink, integrated Bosch combi oven, integrated Bosch induction hob with extractor over, integrated Bosch microwave/grill, integrated Bosch fridge/freezer, integrated Bosch dishwasher, space for washing machine, double glazed window and double glazed door to rear, tile effect flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin in vanity unit, opaque window to front, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Loft access, carpet, radiator.

BEDROOM 1

14' 5" x 9' 2" (4.39m x 2.79m) (measured to front of wardrobes) Built in wardrobes, two double glazed windows to rear, carpet, radiator.

EN-SUITE

Wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.



BEDROOM 2

12' 10" x 8' 2" (3.91m x 2.49m) Double glazed window to rear, loft access, carpet, radiator.

Walk-in wardrobe/potential play area/study
8' 1" x 6' 5" (2.46m x 1.96m)

BEDROOM 3

10' 0" x 9' 1" (3.05m x 2.77m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 4

10' 4" x 7' 3" (3.15m x 2.21m) (measured at maximum) Built in bed, double glazed window to front, whitewashed wood flooring, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double opaque window to side, tiled walls, vinyl flooring.



OTHER BENEFITS INCLUDE:

GARDEN

43' 0" x 36' 0" (13.11m x 10.97m) Laid to lawn, mature flowerbeds, numerous seating areas, shed, outside tap, two compost bins, side access.

FRONT

Block paved drive, laid to lawn, mature flowerbeds, covered entrance.

INTEGRAL GARAGE

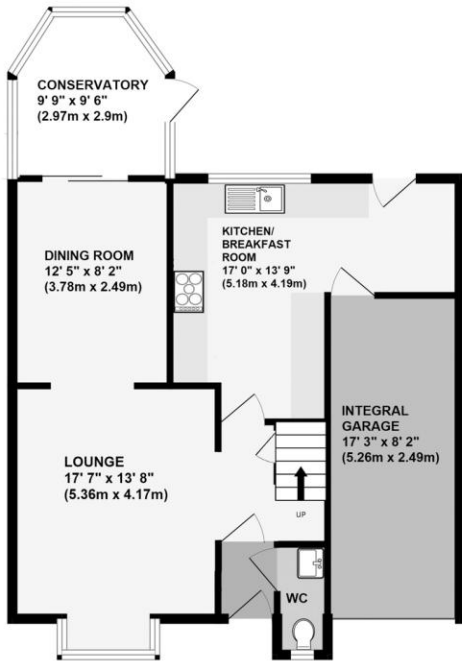
17' 3" x 8' 2" (5.26m x 2.49m) Up and over door, power and light.

DOUBLE GLAZING

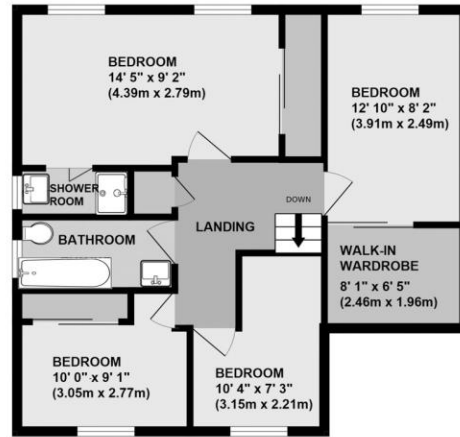
CENTRAL HEATING SYSTEM



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1329 sq.ft. (123.5 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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Construction: Standard

Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(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	

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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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