

THOMAS BROWN

ESTATES



17 Malvern Road, Orpington, BR6 9HA

Guide: £665,000-£680,000

- 4 Double Bedroom Semi-Detached Chalet Property
- Well Located for Chelsfield Station & Locals Schools
- Deceptively Spacious (1464 sqft)
- 2 Bathrooms, 93' Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and deceptively spacious (1464 sqft) four double bedroom two bathroom semi-detached chalet property, located on a quiet tree lined residential road in South Orpington. The property is situated within easy walking distance to Chelsfield Station and within close proximity to many sought after schools such as St. Olaves Grammar School and The Highway Primary School. The accommodation on offer comprises: large 19'5 entrance hallway, lounge that is open plan to the 22' dining room with direct access to the rear garden, kitchen, bathroom, WC, lean to and two double bedrooms to the ground floor. To the first floor is a landing/study area, two further double bedrooms and a family bathroom with separate bath and shower. Externally there is a rear garden of approx. 93' mainly laid to lawn with a large patio perfect for entertaining and alfresco dining, 24'9 tandem garage to the side and a driveway to the front for numerous vehicles. STPP the property could be extended further across the rear as many others have done in the local area. Malvem Road is well located for local schools, shops, bus routes, Orpington High Street and local shops, and Chelsfield mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the floorspace and quality of accommodation and location on offer. Please note the property is owned by a member of staff at Thomas Brown Estates.



ENTRANCE HALL

19' 05" x 13' 02" (5.92m x 4.01m) (measured at maximum) Double glazed composite door to front, triple glazed window to side, storage cupboard, understairs cupboard, shoe cupboard, carpet, two radiators.

LOUNGE

14' 11" x 12' 0" (4.55m x 3.66m) (open plan to dining room) Carpet, radiator.

DINING ROOM

22' 0" x 8' 11" (6.71m x 2.72m) Double glazed opaque door to side, two double glazed sliding doors to rear, carpet, two radiators.

KITCHEN

11' 02" x 8' 02" (3.4m x 2.49m) Range of matching wall and base units with worktops over, double stainless steel sink and drainer, cooker to stay, space for fridge/freezer, space for washing machine, triple glazed window to side, vinyl flooring.

LEAN-TO

11' 07" x 3' 10" (3.53m x 1.17m) Space for tumble dryer, double glazed door to rear, double glazed windows to side, double glazed panel to front, carpet tiles.



BEDROOM

13' 05" x 9' 11" (4.09m x 3.02m) Two fitted wardrobes, triple glazed window to front, carpet, radiator.

BEDROOM

11' 06" x 9' 05" (3.51m x 2.87m) Triple glazed bay window to front, carpet, radiator.

BATHROOM

Wash hand basin, bath, storage cupboard, triple glazed opaque window to side, tiled walls, carpet, radiator.

SEPARATE WC

Low level WC, triple glazed opaque window to side, carpet.

STAIRS TO FIRST FLOOR LANDING

Access to eaves storage, space for study desk, Velux style window, carpet.

BEDROOM

11' 11" x 9' 08" (3.63m x 2.95m) Double glazed French doors to rear, carpet, radiator.



BEDROOM

11' 11" x 8' 02" (3.63m x 2.49m) Triple glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath, shower cubicle, triple glazed opaque window to side, part tiled walls, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

93' 0" x 31' 0" (28.35m x 9.45m) Patio area with rest laid to lawn, mature shrubs and flowerbeds.

TANDEM GARAGE

24' 09" x 8' 04" (7.54m x 2.54m) (measured at maximum) Up and over door to front, power and light, double glazed opaque door to rear, double glazed opaque panel to rear.

OFF STREET PARKING

Drive for 2-3 vehicles, mature shrubs.

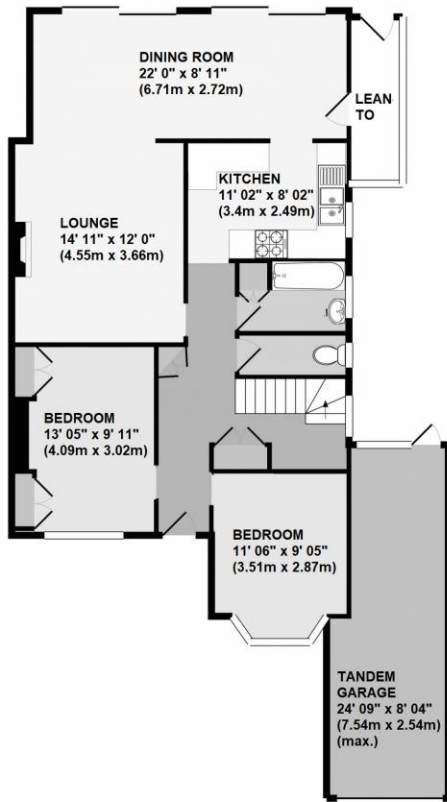
DOUBLE AND TRIPLE GLAZING

CENTRAL HEATING SYSTEM

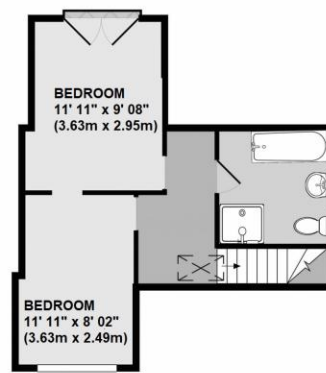
POINTS TO NOTE (DURING CURRENT OWNERSHIP):

- Main pitched roof re tiled
- All flat roofs replaced
- All windows and doors replaced- triple glazed windows to main house, double glazed to lean to and garage
- Majority of radiators replaced
- All soffits, fascia boards and guttering replaced
- New fuse boards in property and garage
- Majority of carpets replaced and rooms decorated in last 3 years
- 2024- Externally decorated





GROUND FLOOR
APPROX. FLOOR
AREA 1114 SQ. FT.
(103.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 349 SQ. FT.
(32.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1464 SQ.FT. (136.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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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Construction: Standard

Council Tax Band: E

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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