

THOMAS BROWN

ESTATES



82 The Highway, Orpington, BR6 9DJ

Asking Price: £825,000

- 4 Bedroom, 2 Bathroom Detached House
- Minutes Walk from Chelsfield Station
- Double Storey Side Extension
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this four bedroom two bathroom detached property, boasting a double storey side extension, a few minutes walk to Chelsfield Station, mature garden on a corner plot, additional parking and garage/carport to the rear and is being offered to the market with no forward chain. The property is situated in the ever sought after South Orpington/Chelsfield borders conveniently located within walking distance of Chelsfield Station, Highway Primary School and St. Olaves Grammar School. The accommodation on offer comprises: entrance porch and hall, lounge with double doors to the dining room, fitted kitchen, utility room and a WC to the ground floor. To the first floor are four bedrooms (three with fitted wardrobes), shower room and a bathroom. Externally there is a mature rear garden with numerous seating areas perfect for alfresco dining and entertaining, workshop and additional parking with garage/carport to the rear. Although the property already boasts a strong floor space there is potential to extend across the rear and/or into the loft space as many have done in the location STPP. In our opinion the WC is large enough to allow for a shower to be added and/or the kitchen could be merged with the utility room to create an open plan kitchen/breakfast room if required. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and potential on offer.



ENTRANCE PORCH

Double glazed door to front, double glazed window to side, two double glazed panels to front.

ENTRANCE HALL

Door to front, opaque panel front, under stairs cupboard, carpet, radiator.

LOUNGE

17' 03" x 13' 05" (5.26m x 4.09m) Double glazed bay window to front, French doors to dining room, carpet, radiator.

DINING ROOM

10' 03" x 10' 02" (3.12m x 3.1m) Double glazed French doors to rear, carpet, radiator.

KITCHEN

10' 02" x 9' 07" (3.1m x 2.92m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated electric hob with extractor over, integrated fridge, space for dishwasher, double glazed window to rear, vinyl flooring, radiator.

UTILITY ROOM

17' 01" x 7' 04" (5.21m x 2.24m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for freezer, space for washing machine, space for tumble dryer, fitted wardrobes, double glazed window and double glazed door to rear, vinyl flooring, radiator.

CLOAKROOM

(Large enough to add a shower) Low level WC, wash hand basin, double glazed opaque window to front, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

14' 05" x 11' 01" (4.39m x 3.38m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

13' 0" x 10' 03" (3.96m x 3.12m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

15' 11" x 7' 05" (4.85m x 2.26m) Double glazed window to front, carpet, radiator.

BEDROOM 4

8' 11" x 7' 10" (2.72m x 2.39m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, airing cupboard, two double glazed opaque windows to rear, tiled walls, tiled flooring, heated towel rail.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

80' 0" (24.38m) (measured to garage) Patio area with rest laid to lawn, mature shrubs.

WORKSHOP

15' 08" x 9' 07" (4.78m x 2.92m) Double doors, window, power and light.

FRONT GARDEN/OFF STREET PARKING

Block paved drive, laid to lawn, mature flower beds.

GARAGE/CARPORT

20' 0" x 14' 10" (6.1m x 4.52m) Vehicular access to side, behind gates.

DOUBLE GLAZING

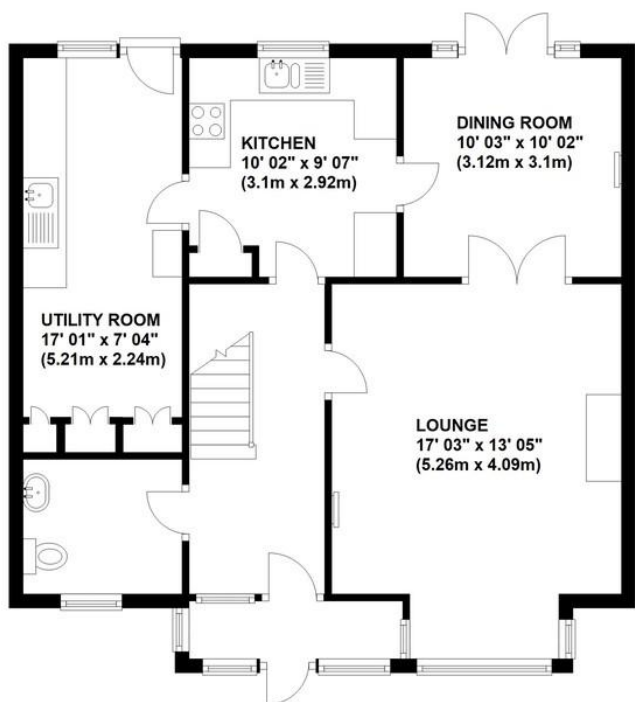
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



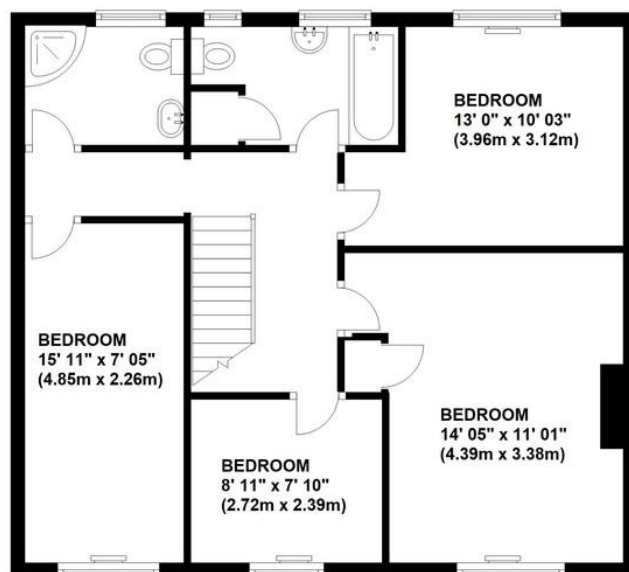
Ground Floor

Approx. 69.6 sq. metres (749.0 sq. feet)



First Floor

Approx. 64.5 sq. metres (694.3 sq. feet)



Total area: approx. 134.1 sq. metres (1443.3 sq. feet)



Construction: Standard

Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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