

# THOMAS BROWN

ESTATES



**25 Sherlies Avenue, Orpington, BR6 9RE**

**Asking Price: £680,000**

- 4 Bedroom Extended Semi-Detached House
- Minutes Walk from Orpington Station & Local Schools
- Garage & Off Street Parking
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this four bedroom extended semi-detached property, set within a highly sought after and rare to the market residential road in Orpington, boasting quiet surroundings yet only minutes from Orpington Station and many sought after schools. The accommodation is being offered to the market with no forward chain and comprises; entrance porch and hall, dual aspect lounge/dining room, kitchen/breakfast room (with underfloor heating), utility area and a WC to the ground floor. To the first floor there are three bedrooms and the family bathroom with separate bath and shower. To the 2nd floor is the fourth bedroom with en-suite WC. Externally there is a low maintenance rear garden perfect for alfresco dining and entertaining, integral garage to the side and a block paved driveway to the front. Sherlies Avenue is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



#### ENTRANCE PORCH

Double glazed opaque door to front, double glazed opaque window to front and side, tiled flooring.

#### ENTRANCE HALL

Door to front, parquet flooring, radiator.

#### LOUNGE/DINER

24' 04" x 12' 0" (7.42m x 3.66m) (measured at maximum) Double glazed window to front, double glazed sliding door to rear, parquet flooring, two radiators.

#### KITCHEN/BREAKFAST ROOM

16' 07" x 10' 10" (5.05m x 3.3m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, space for fridge/freezer, space for dishwasher, breakfast bar, double glazed window to rear, underfloor heating, tiled flooring.

#### UTILITY ROOM

6' 07" x 5' 10" (2.01m x 1.78m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for washing machine, tiled flooring.

#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to front, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet, radiator.

#### BEDROOM

13' 05" x 7' 10" (4.09m x 2.39m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM

10' 11" x 9' 10" (3.33m x 3m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM

8' 08" x 8' 01" (2.64m x 2.46m) Fitted storage, double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, shower cubicle, two double glazed opaque windows to side, tiled walls, laminate flooring, radiator.

#### STAIRS TO SECOND FLOOR LANDING

Eaves storage, carpet.

#### BEDROOM

14' 10" x 11' 06" (4.52m x 3.51m) (measured at maximum) (part restricted headroom) Eaves storage, Velux window to front and rear, carpet, radiator.

#### EN-SUITE WC

Low level WC, wash hand basin, Velux window to front, vinyl flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

30' 0" x 27' 0" (9.14m x 8.23m) Low maintenance, paved, flowerbeds, shed.

#### INTEGRAL GARAGE

14' 09" x 7' 05" (4.5m x 2.26m) Up and over door, power and light.

#### FRONT

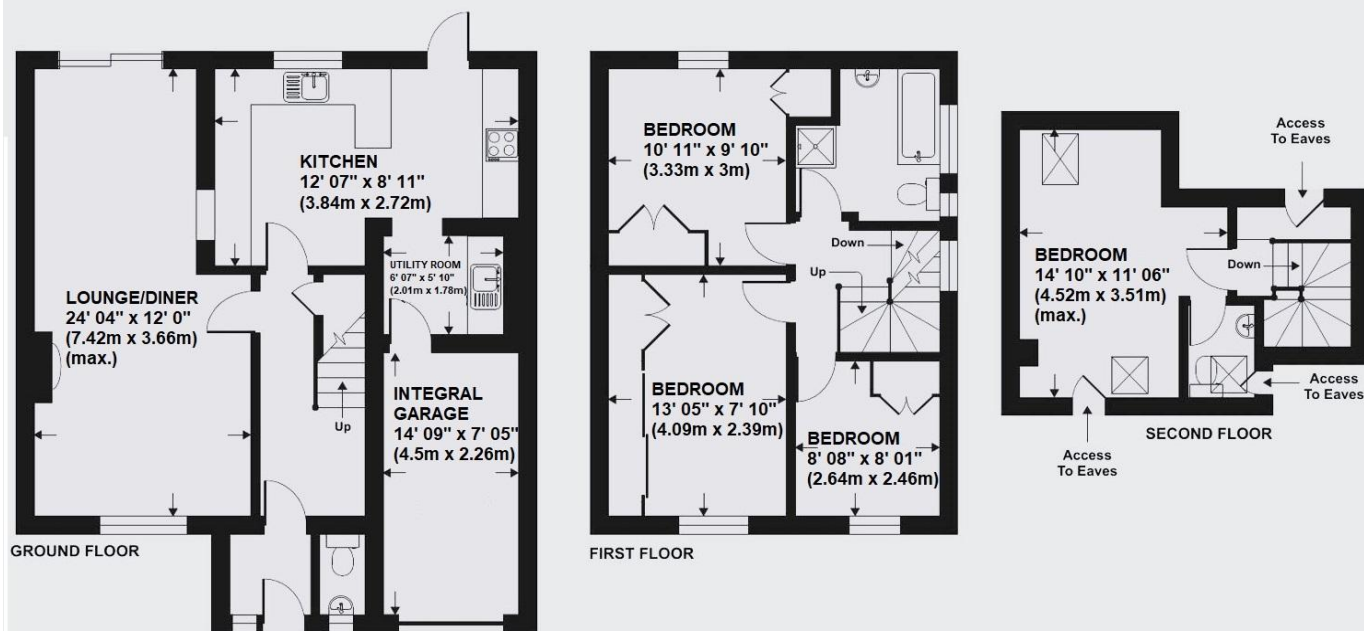
Block paved drive, laid to lawn.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM, WATER METER

#### NO FORWARD CHAIN





This plan is for illustration purpose only - not to scale



**Construction: Standard**

**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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

**THOMAS BROWN**  
ESTATES