

THOMAS BROWN

ESTATES



13 Osgood Avenue, Orpington, BR6 6JT

Offers IEO: £764,400

- 5 Bedroom Extended Semi-Detached House
- Well Located for Chelsfield Station
- Deceptively Spacious (1662sqft)
- No Forward Chain, Newly Decorated





Property Description

Thomas Brown Estates are delighted to offer this newly decorated and deceptively spacious (1662sqft), five bedroom (four being large doubles) rear extended and loft converted semi-detached property, set within an attractive tree lined road located within a few minutes walk to Warren Road Primary School and easy access to Chelsfield Station. The property is being offered to the market with no forward chain and comprises: entrance porch and large hallway, spacious lounge leading to the dining room with feature vaulted ceiling, fitted kitchen and downstairs WC/utility room. To the first floor, there is a landing giving access to three double bedrooms and a family bathroom with a staircase leading to a further two bedrooms (one of which is the master bedroom with fitted wardrobes) and a shower room. Externally, there is a private garden to the rear, off street parking to the front via a block paved drive, and an integral garage (was used as a study/playroom). Osgood Avenue is well located for local schools (including Warren Road and the ever sought after Grammar Schools- St. Olaves and Newstead Woods), shops, bus routes and both Orpington and Chelsfield mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the size of rooms and quality of location on offer.



ENTRANCE PORCH

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

ENTRANCE HALL

Understairs storage cupboard, access to garage, solid oak flooring, radiator.

LOUNGE

15' 5" x 11' 5" (4.7m x 3.48m) (open plan to dining room) Solid oak flooring, radiator.

DINING ROOM

17' 8" x 10' 9" (5.38m x 3.28m) Double glazed windows to both sides and rear, double glazed French doors to rear, solid oak flooring, two radiators.

KITCHEN

14' 4" x 7' 2" (4.37m x 2.18m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, range style cooker with extractor over, integrated fridge/freezer, space for dishwasher, tiled splashbacks, double glazed window to side, tiled flooring, heated towel rail.



WC/UTILITY ROOM

Low level WC, wash hand basin in vanity unit, space for washing machine, space for tumble dryer, double glazed opaque window to side, part tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet, radiator.

BEDROOM 2

14' 6" x 9' 11" (4.42m x 3.02m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

13' 5" x 10' 6" (4.09m x 3.2m) Wardrobe to stay, double glazed window to front, laminate flooring, radiator.

BEDROOM 4

14' 6" x 8' 10" (4.42m x 2.69m) Fitted wardrobe, double glazed window to rear, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to front, tiled walls, vinyl flooring, heated towel rail.



STAIRS TO SECOND FLOOR LANDING

Velux window, carpet.

BEDROOM 1

19' 6" x 11' 1" (5.94m x 3.38m) Eaves storage, fitted wardrobes, Velux window to front, double glazed window to rear, engineered wood flooring, two radiators.

BEDROOM 5/STUDY

8' 10" x 6' 11" (2.69m x 2.11m) Double glazed window to rear, laminate flooring, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, overhead shower and shower attachment, Velux window, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

30' 0" x 23' 0" (9.14m x 7.01m) Laid to lawn, shed, side access.

GARAGE/POTENTIAL STUDY

11' 9" x 7' 10" (3.58m x 2.39m)

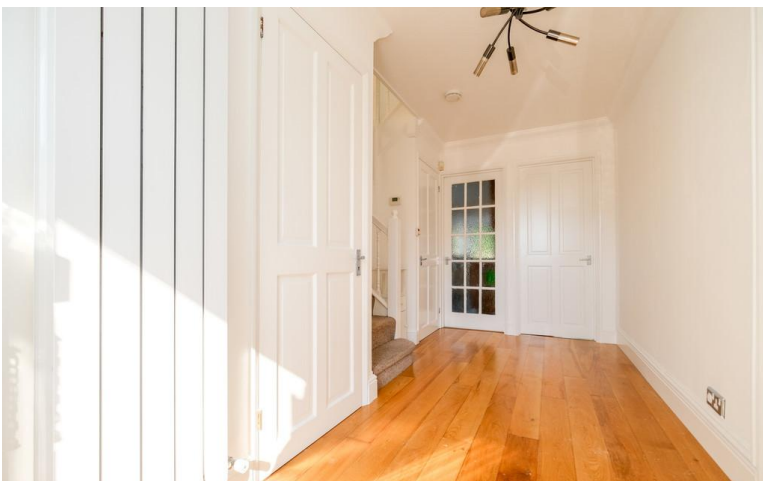
OFF STREET PARKING

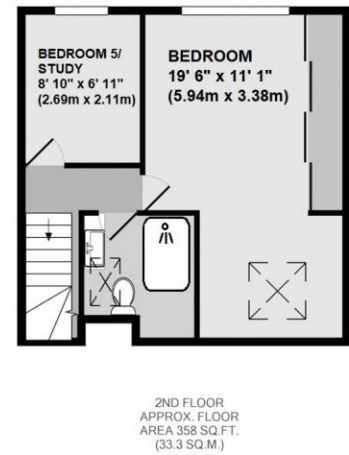
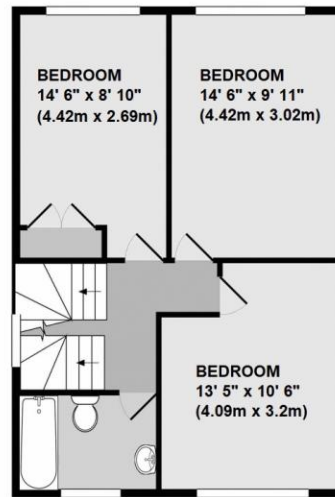
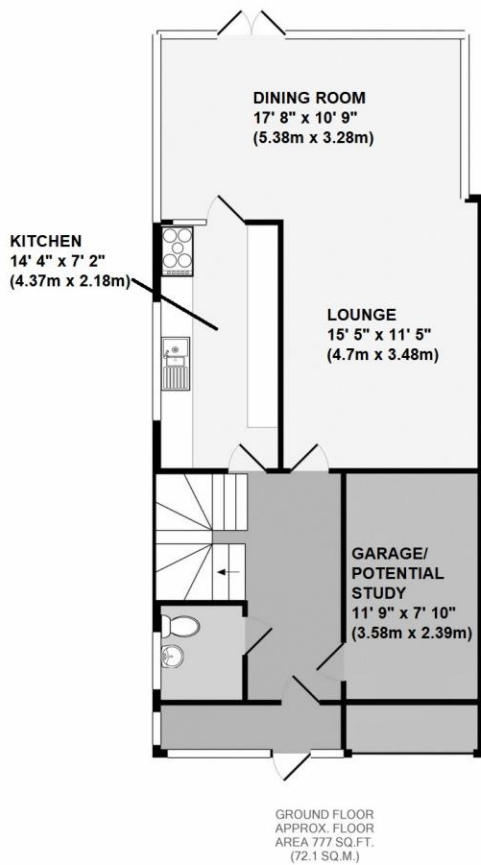
Block paved drive for multiple vehicles, access to garage and side.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





TOTAL APPROX. FLOOR AREA 1662 SQ.FT. (154.4 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.

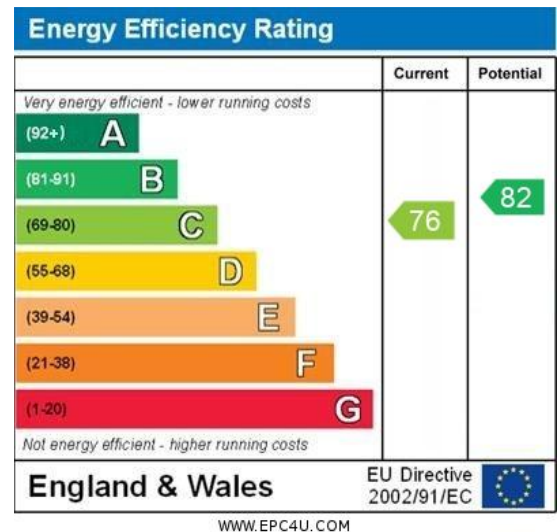
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Construction: Standard

Council Tax Band: E

Tenure: Freehold



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