

THOMAS BROWN

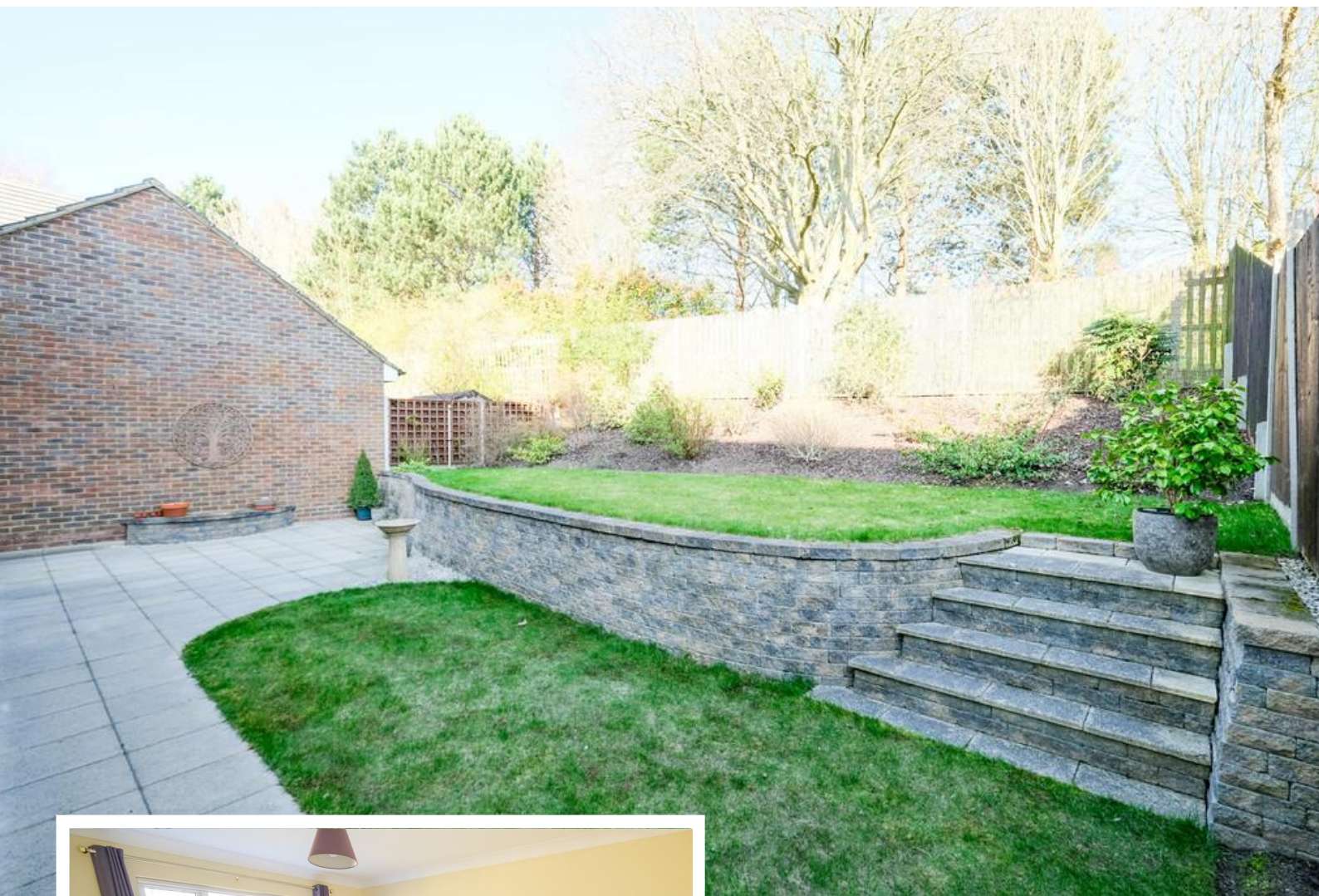
ESTATES



9 Glastonbury Close, Orpington, BR5 4LF **Guide: £700,000-£715,000**

- 4 Bedroom, 2 Bathroom Detached House
- Well Located for Local Schools & Orpington Station
- 2 Reception Rooms & 26' 1 Master Suite
- Situated in a Small Quiet Close





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, must view four bedroom two bathroom detached house, situated at the end of a small quiet development, benefitting from an integral garage, 26'1 master suite, fantastic surroundings and a quality of specification throughout. The property comprises; entrance hall, lounge with direct access to the rear garden, dining room, modern fitted kitchen and a WC to the ground floor. To the first floor there is a spacious landing giving access to four bedrooms, with the master boasting an en-suite shower room, and a family bathroom. Externally there is a good size rear garden with a large patio area perfect for entertaining and alfresco dining, drive for three vehicles and integral garage. Glastonbury Close is well located for local schools, shops, bus routes and Orpington mainline station. Internal viewing is highly recommended to fully appreciate the quality of location, specification and floor space on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE HALL

Double glazed composite door to front, under stairs storage, coconut mat, carpet, radiator.

LOUNGE

15' 05" x 11' 10" (4.7m x 3.61m) Feature fireplace, double glazed window and double glazed sliding door to rear, double glazed window to side, carpet, radiator.

DINING ROOM

12' 02" x 10' 01" (3.71m x 3.07m) Double glazed bay window to front, carpet, radiator.

KITCHEN

12' 02" x 10' 0" (3.71m x 3.05m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated induction hob with extractor over, integrated dishwasher, space for fridge/freezer, space for washing machine, space for tumble dryer, double glazed window to rear, double glazed door to side, tile effect flooring, radiator.



CLOAKROOM

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

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.

BEDROOM 1

12' 11" x 10' 04" (3.94m x 3.15m) (inc. built in wardrobes & en-suite 26' 01) Double glazed window to rear, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to front, tiled flooring, heated towel rail.



BEDROOM 2

13' 01" x 10' 03" (3.99m x 3.12m) Built in wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 3

9' 07" x 7' 08" (2.92m x 2.34m) Double glazed window to rear, carpet, radiator.

BEDROOM 4

9' 07" x 7' 05" (2.92m x 2.26m) 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 flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

38' 0" x 36' 0" (11.58m x 10.97m) Patio area with rest laid to lawn, flowerbed, side access.

OFF STREET PARKING

Block paved drive with space for 3 vehicles

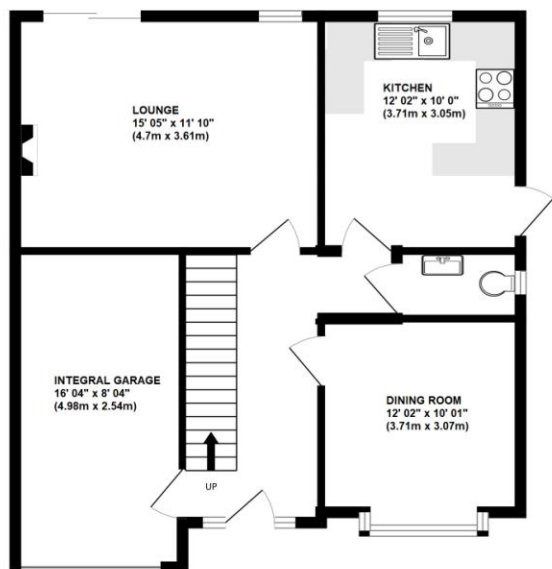
INTEGRAL GARAGE

16' 04" x 8' 04" (4.98m x 2.54m) Up and over door, power and light.

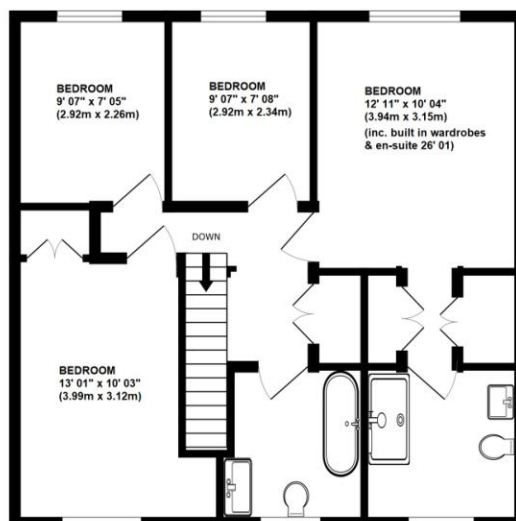
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.

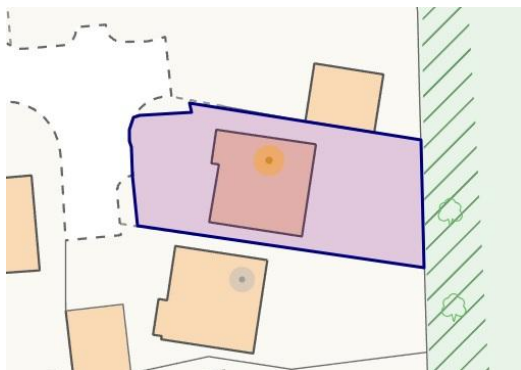


1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 sq.m.) approx.

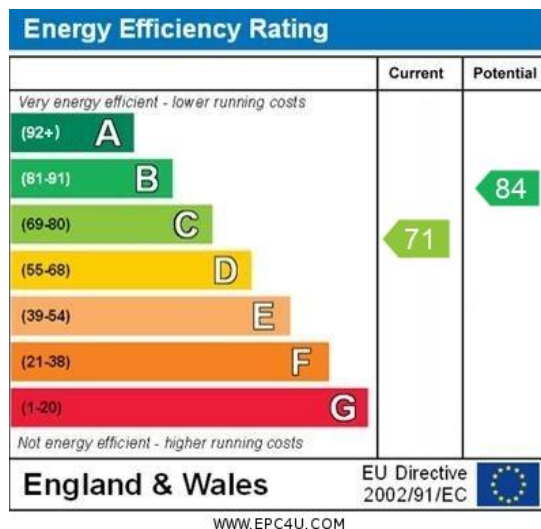
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025



Construction: Standard

Council Tax Band: G

Tenure: Freehold



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