

THOMAS BROWN

ESTATES



8 Sequoia Gardens, Orpington, BR6 0TZ

Asking Price: £725,000

- Extended 4 Bedroom Detached House
- Well Located for Orpington High Street & Station
- 2 Reception Rooms & 2 Bathrooms
- Sought After 'The Knoll' Location





Property Description

Thomas Brown Estates are delighted to offer this extended, four bedroom two bathroom detached house situated in the heart of the ever sought after and prestigious Knoll area of Orpington, this being a quiet yet highly convenient location for Orpington High Street and Station. The accommodation on offer comprises; entrance hallway, open plan lounge and dining room, dual aspect kitchen breakfast room, sun room and a WC to the ground floor. To the first floor are four bedrooms, master with en-suite shower room, and the family bathroom. Externally there is a low maintenance garden to the rear/side, off street parking for numerous vehicles to the front and a tandem garage to the side. Sequoia Gardens is an easy walk to Orpington High Street and Orpington Station, local bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



ENTRANCE HALL

Door to front, carpet, radiator.

LOUNGE/DINER

20' 08" x 23' 11" (6.3m x 7.29m) (L-Shaped) Double glazed bay window to front, double glazed window and double glazed door to rear, carpet, two radiators.

KITCHEN/BREAKFAST ROOM

21' 01" x 8' 10" (6.43m x 2.69m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for cooker, space for under counter fridge, space for dishwasher, space for table and chairs, double glazed window to front and rear, double glazed door to side, tiled flooring, two radiators.

SUN ROOM

18' 05" x 10' 05" (5.61m x 3.18m) Double glazed sliding door to side.

UTILITY ROOM

Double glazed door to side, space for fridge/freezer, space for washing machine, space for tumble dryer, tiled flooring.

CLOAKROOM

Low level WC, wash hand basin, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

12' 0" x 10' 03" (3.66m x 3.12m) Built in wardrobes, double glazed window to front, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, double shower cubicle, double glazed opaque window to front, tiled walls, tiled flooring.

BEDROOM 2

11' 08" x 10' 08" (3.56m x 3.25m) Double glazed window to front, carpet, radiator.

BEDROOM 3

11' 04" x 8' 11" (3.45m x 2.72m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 4

8' 11" x 8' 06" (2.72m x 2.59m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

65' 0" x 35' 0" (19.81m x 10.67m) Low maintenance, paved, flowerbeds, side access.

OFF STREET PARKING

INTEGRAL TANDEM GARAGE

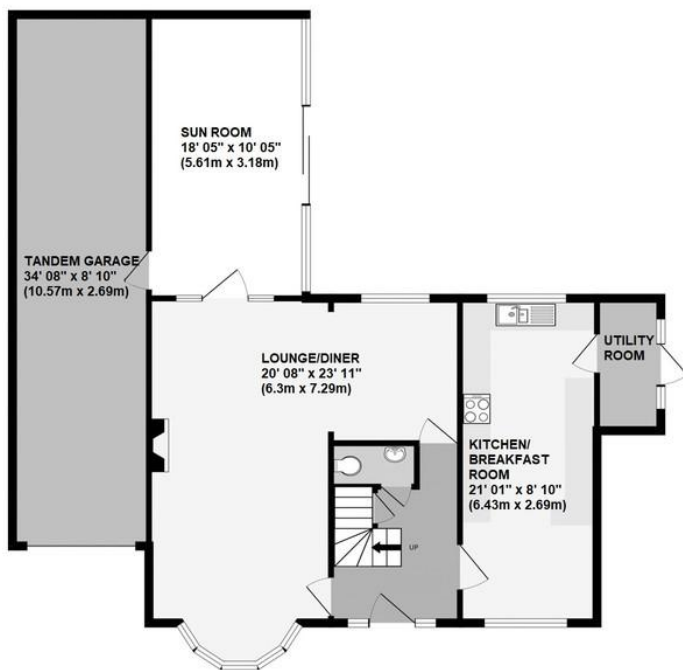
34' 08" x 8' 10" (10.57m x 2.69m) Up and over electric door, power and light.

DOUBLE GLAZING

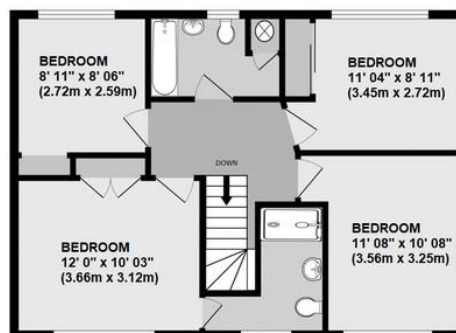
CENTRAL HEATING SYSTEM



GROUND FLOOR
1167 sq.ft. (108.4 sq.m.) approx.

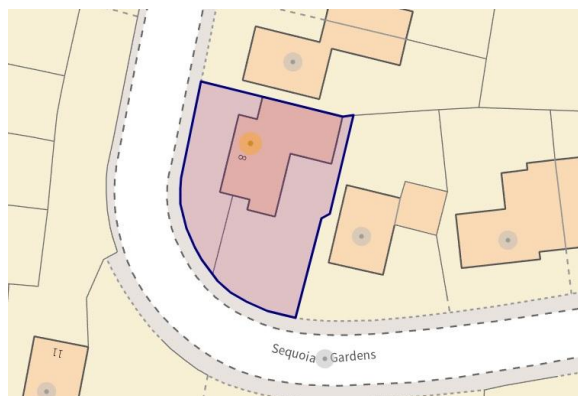


1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



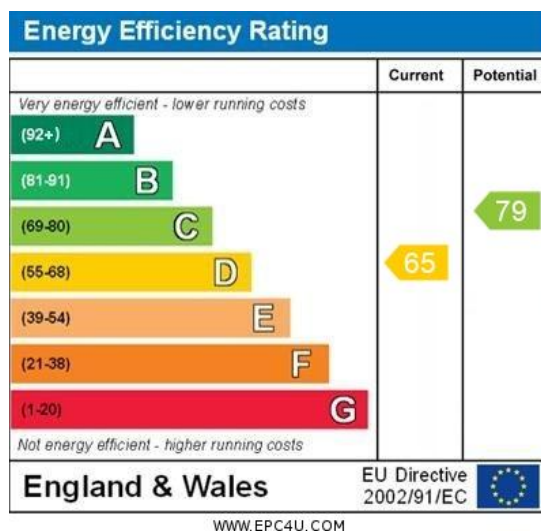
TOTAL FLOOR AREA: 1779 sq.ft. (165.3 sq.m.) approx.

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.
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Council Tax Band: G

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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