

THOMAS BROWN

ESTATES



17 Warnford Road, Orpington, BR6 6LW

Offers IEO: £800,000

- 4 Bedroom Extended Detached House
- Short Walk to Warren Road Primary & Chelsfield Station
- Potential to Extend Further (STPP)
- Exceptional Specification Throughout





Property Description

Thomas Brown Estates are delighted to present this extended and immaculately presented four bedroom detached family home, finished to an exceptional specification throughout and set within a quiet close, just a short walk from Warren Road Primary School and Chelsfield Station.

Occupying one of the larger plots within the close, the property offers spacious and versatile accommodation. The ground floor comprises a welcoming entrance hallway, lounge with bi-folding doors opening into the conservatory with views over the rear garden, a separate dining room/study, contemporary fitted kitchen and a ground floor WC.

To the first floor are four bedrooms, master with ensuite shower and sink, along with a modern family bathroom featuring both a separate bath and shower.

Externally, the property benefits from a beautifully landscaped rear garden with multiple seating areas, ideal for alfresco dining and entertaining. To the front is a driveway providing off street parking and access to an integral double garage.

Subject to the necessary planning permissions, there is further potential to extend to the rear and/or convert the garage, as many neighbouring properties have done.

An internal viewing is highly recommended to fully appreciate the quality of the location, specification, and excellent proximity to local amenities. Please contact Thomas Brown Estates to arrange your appointment.





ENTRANCE HALL

Composite door to front, double glazed opaque panel, Amtico flooring, radiator.

DINING ROOM/STUDY

11'10" x 7'11" (3.61m x 2.41m) Double glazed window to front, doors to lounge, Amtico flooring, radiator.

LOUNGE

14'05" x 11'07" (4.39m x 3.53m) Double glazed bi-folding doors to conservatory, Amtico flooring, radiator.

CONSERVATORY

13'03" x 13'02" (4.04m x 4.01m) Brick base, double glazed French doors to side, Amtico flooring, two radiators.

KITCHEN

11'06" x 8'09" (3.51m x 2.67m) Range of matching wall and base units with worktops over, sink, integrated double oven, integrated 5 ring induction hob with extractor over, integrated undercounter fridge, integrated microwave, integrated dishwasher, double glazed window to rear, double glazed door to side, Amtico flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, Amtico flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11'05" x 10'01" (3.48m x 3.07m) (measured to front of wardrobes) Fitted wardrobes, wash hand basin in vanity unit, shower cubicle, double glazed window to front, carpet, radiator.

BEDROOM 2

11'10" x 9'0" (3.61m x 2.74m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

10'07" x 7'11" (3.23m x 2.41m) (measured to front of wardrobes) Built in wardrobe, double glazed window to front, laminate flooring, radiator.

BEDROOM 4

8'08" x 7'06" (2.64m x 2.29m) (measured to front of wardrobes) Built in wardrobe, double glazed window to rear, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath, shower with rainforest head and shower attachment, double glazed opaque window to rear, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

70'0" (21.34m) Landscaped, patio area with rest laid to lawn, numerous seating areas.

FRONT

Drive with space for two vehicles, laid to lawn.

INTEGRAL DOUBLE GARAGE

18'0" x 17'0" (5.49m x 5.18m) Two electric roller blind doors, door to rear, loft space, power and light, space for American fridge/freezer, space for washing machine, space for tumble dryer.

DOUBLE GLAZING

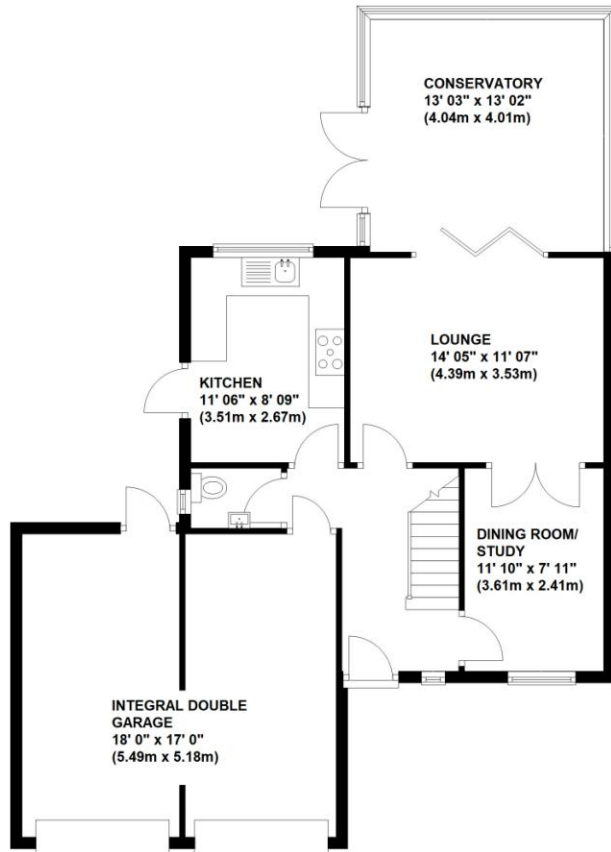
CENTRAL HEATING SYSTEM

ALARMED



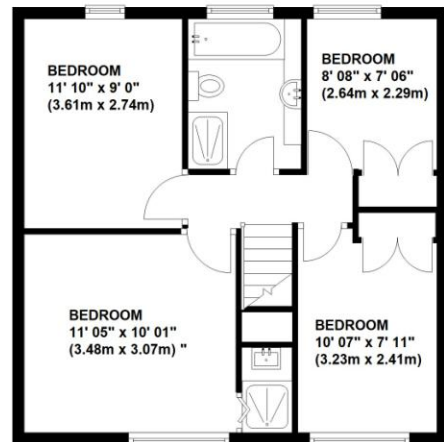
Ground Floor

Approx. 90.6 sq. metres (974.7 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.0 sq. feet)



Total area: approx. 141.8 sq. metres (1526.8 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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