

# THOMAS BROWN

ESTATES



**2 Warren Gardens, Orpington, BR6 6JD**

**Asking Price: £840,000**

- Extended 4 Bedroom, 2 Bathroom Detached House
- Well Located for Warren Road Primary School
- Sought After Close
- Integral Garage & Off Street Parking







## Property Description

Thomas Brown Estates are delighted to offer this extended four bedroom two bathroom detached family home, situated in a sought after close in South Orpington, providing easy access to Warren Road Primary School and Chelsfield Station. The accommodation on offer comprises; entrance porch and hallway, fitted kitchen/breakfast room, lounge that is open plan to the dining room, utility room, lean to extension and a WC to the ground floor. To the first floor are four bedrooms including a master bedroom with a dressing area and sizeable en-suite, and a family bathroom. Externally there is a rear garden mainly laid to lawn with a large patio perfect for entertaining and alfresco dining, integral garage and ample off street parking to the drive to the front. Viewing is highly recommended to appreciate the standard of location on offer.





#### ENTRANCE PORCH

Composite door to front, two double glazed windows to front, two double glazed windows to sides, tiled flooring.

#### ENTRANCE HALL

Wooden door to front, storage cupboard, underfloor heating, engineered wood flooring.

#### LOUNGE

19' 10" x 10' 11" (6.05m x 3.33m) (open plan to dining room) Double glazed window to front, double glazed opaque window to side, underfloor heating, engineered wood flooring.

#### DINING ROOM

13' 10" x 10' 5" (4.22m x 3.18m) Double glazed sliding doors to rear, engineered wood flooring, under floor heating.

#### KITCHEN/BREAKFAST ROOM

19' 11" x 12' 2" (6.07m x 3.71m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for range style cooker, extractor hood, space for fridge/freezer, space for dishwasher, space for table and chairs, double glazed window to rear and side, double glazed opaque door to side, underfloor heating, tiled flooring.

#### LEAN-TO

11' 4" x 9' 6" (3.45m x 2.9m) Double glazed window and double glazed door to rear, vinyl flooring, radiator.

#### UTILITY ROOM

15' 11" x 8' 8" (4.85m x 2.64m) Range of wall and base units, stainless steel sink and drainer, space for washing machine, space for tumble dryer, double glazed window to front, laminate flooring.

#### CLOAKROOM

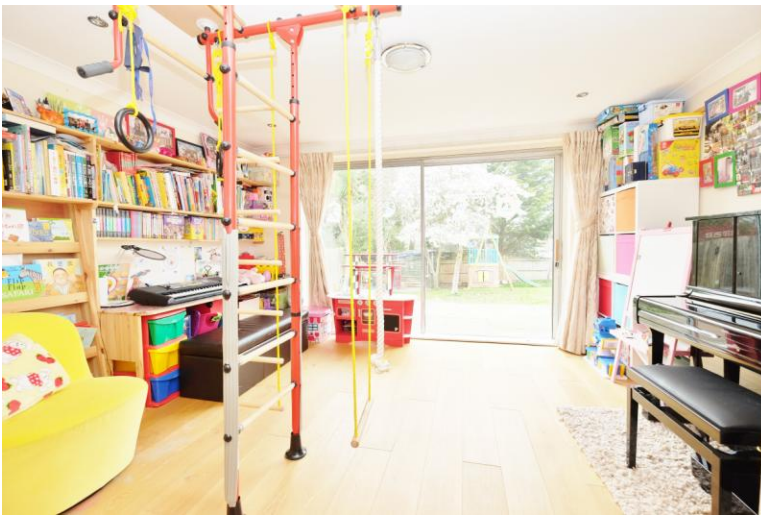
Low level WC, wash hand basin in vanity unit, opaque window to front, part tiled walls, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet on stairs, wood flooring, radiator.

#### BEDROOM 1

10' 7" x 10' 0" (3.23m x 3.05m) Double glazed window to rear, wood flooring, radiator.



#### EN-SUITE

Low level WC, two wash hand basins, bath, walk-in double shower cubicle with rainforest head and attachment, double glazed opaque window to front, two double glazed opaque windows to side, tiled walls, tiled flooring, heated towel rail.

#### DRESSING ROOM/STUDY

12' 0" x 9' 2" (3.66m x 2.79m) Double glazed window to side, wood flooring, radiator.

#### BEDROOM 2

11' 1" x 10' 2" (3.38m x 3.1m) Double glazed window to front, wood flooring, radiator.

#### BEDROOM 3

11' 5" x 9' 3" (3.48m x 2.82m) Double glazed window to side, wood flooring, radiator.

#### BEDROOM 4

11' 6" x 9' 11" (3.51m x 3.02m) Double glazed window to rear, wood flooring, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

55' 0" x 50' 0" (16.76m x 15.24m) Patio area with rest laid to lawn, mature flowerbeds.

#### INTEGRAL GARAGE

14' 10" x 9' 10" (4.52m x 3m) Up and over door to front, power and light.

#### OFF STREET PARKING

Block paved drive, laid to lawn.

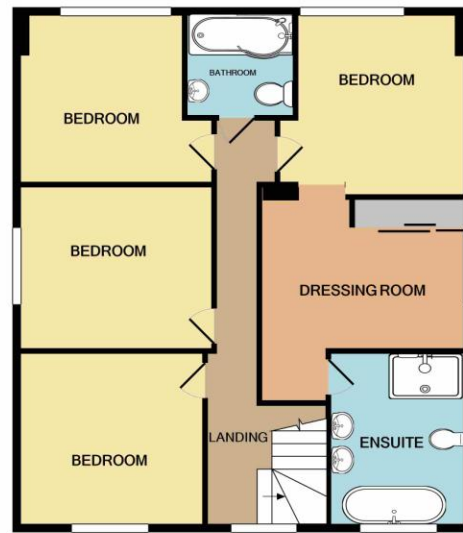
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





GROUND FLOOR  
APPROX. FLOOR  
AREA 1116 SQ.FT.  
(103.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 778 SQ.FT.  
(72.3 SQ.M.)

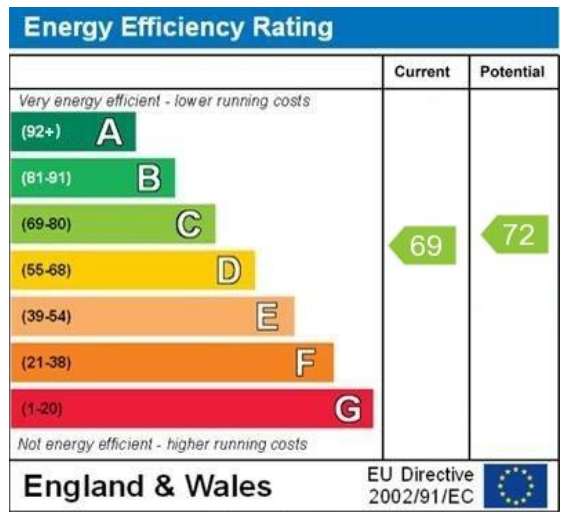
TOTAL APPROX. FLOOR AREA 1894 SQ.FT. (175.9 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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### Other Information:

**Council Tax Band:** F

**Construction:** Standard

**Tenure:** Freehold



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