

# THOMAS BROWN

## ESTATES



**9 Albert Road, Chelsfield, BR6 6JG**

**Asking Price: £675,000**

- 4 Bedroom Detached House
- Close Proximity to Warren Road School

- Fantastic Open Plan Lounge/Diner
- Short Walk to Chelsfield Station





## Property Description

Thomas Brown Estates are delighted to offer this very well presented four bedroom detached house, boasting close proximity to Warren Road School, Windsor Drive shops and a short walk to Chelsfield Station (Zone 6), which offers fast and frequent services to London Bridge. The accommodation on offer comprises: entrance hall, kitchen, a fantastic open plan lounge/dining room with direct access to the rear garden, fourth bedroom and a WC to the ground floor. To the first floor are three bedrooms, study and family bathroom with separate bath and shower cubicle. Externally there is a rear garden mainly laid to lawn with a cabin perfect for a home office or outdoor living space. To the front is a block paved drive for two vehicles. Albert Road is very well located for local schools including Warren Road and Green St Green Primary School, local shops including Waitrose, bus routes and Chelsfield Station. Please call Thomas Brown Estates in Orpington to arrange a viewing.



#### ENTRANCE HALL

Double glazed opaque door to front, laminate flooring, radiator.

#### LOUNGE/DINER

21' 10" x 21' 0" (6.65m x 6.48m) (L-shaped) Double glazed window to front, double glazed windows and double glazed door to rear, laminate flooring, three radiators.

#### KITCHEN

10' 03" x 7' 10" (3.12m x 2.39m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated gas hob with extractor over, space for American fridge/freezer, space for washing machine, space for dishwasher, double glazed window to rear, tiled flooring.



#### BEDROOM 4

14' 10" x 8' 10" (4.52m x 2.69m) Double glazed window to front, laminate flooring, radiator.

#### CLOAKROOM

Low level WC, wash hand basin, double glazed window to front, laminate flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM

10' 11" x 10' 07" (3.33m x 3.23m) Fitted wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM

10' 05" x 9' 02" (3.18m x 2.79m) Double glazed window to rear, carpet, radiator.

#### BEDROOM

10' 03" x 7' 05" (3.12m x 2.26m) Fitted wardrobe, double glazed window to front, carpet, radiator.

#### STUDY

7' 01" x 4' 06" (2.16m x 1.37m) Double glazed window to side, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, shower with rainforest showerhead and shower attachment, double glazed opaque window to front, part tiled walls, tiled flooring, heated towel rail.



#### OTHER BENEFITS INCLUDE:



#### GARDEN

34' 0" x 24' 0" (10.36m x 7.32m) Patio area with rest laid to lawn, side entrance.

#### SUMMERHOUSE/HOME OFFICE

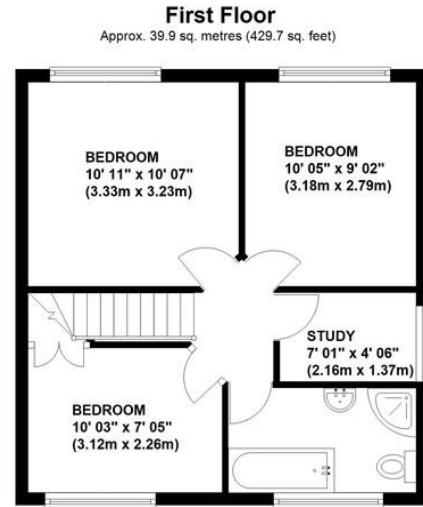
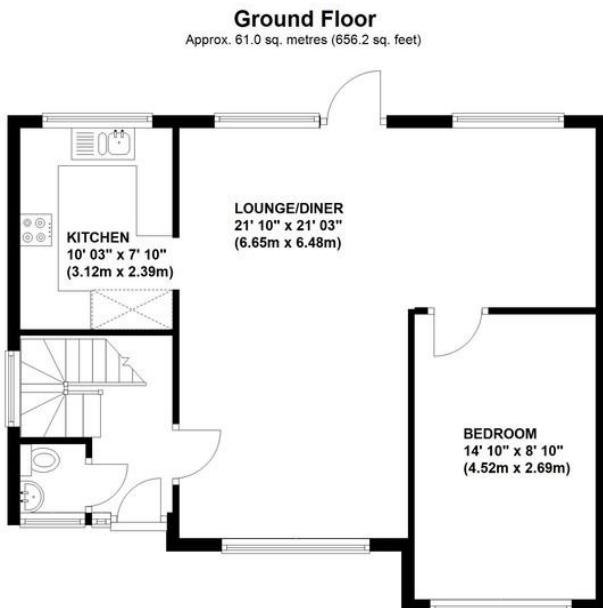
9' 0" x 9' 0" (2.74m x 2.74m) French doors to front, power and light.

#### FRONT

Block paved drive, covered entrance.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



**Outbuilding**  
Approx. 7.5 sq. metres (80.8 sq. feet)

SUMMERHOUSE/  
HOME OFFICE  
9' 0" x 9' 0"  
(2.74m x 2.74m)

Total area: approx. 108.4 sq. metres (1166.6 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                                   | 76      |                         |
| (55-68) D                                   | 61      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |
| WWW.EPC4U.COM                               |         |                         |

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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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