

THOMAS BROWN

ESTATES

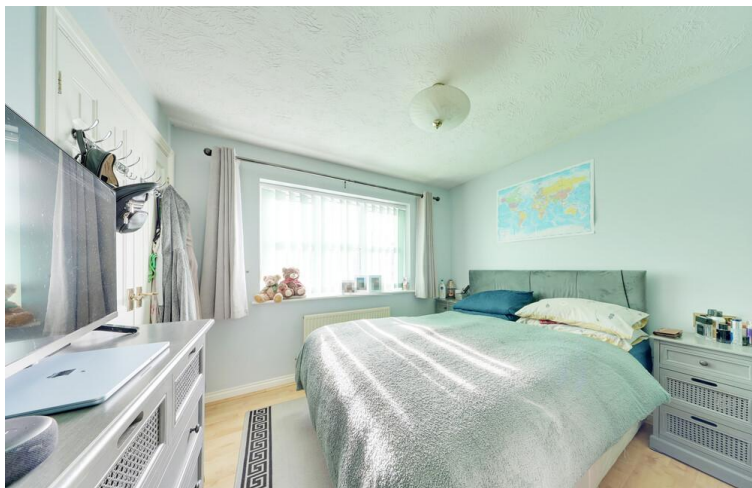
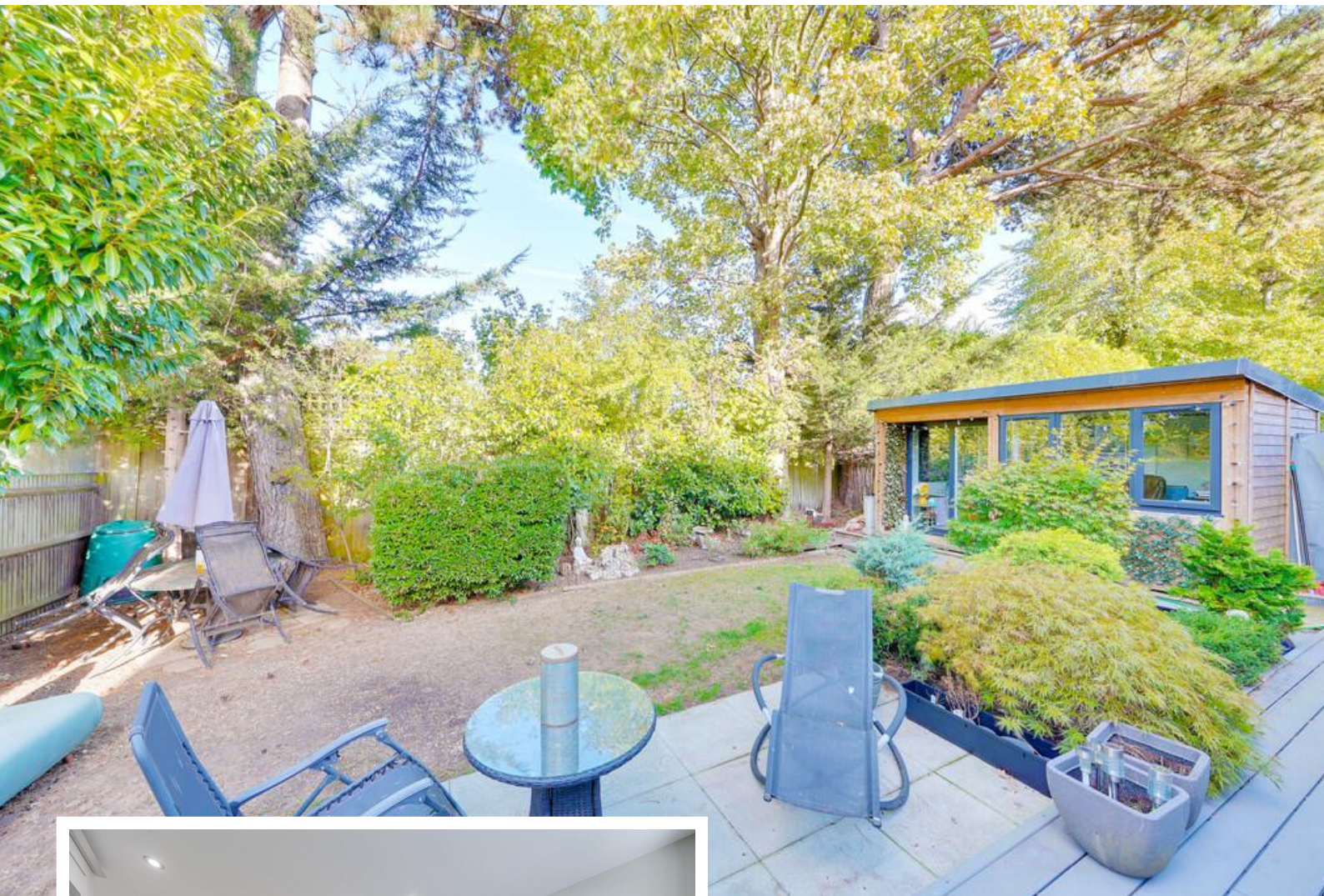


13 Penhale Close, Orpington, BR6 9XS

Asking Price: £620,000

- 3 Bedroom 2 Bathroom Detached House
- Sought After Maples Development in South Orpington
- Conservatory & Garden Cabin
- Garage & Off Street Parking





Property Description

Thomas Brown Estates are delighted to present this attractive three bedroom, two bathroom detached family home, situated on the highly sought after Maples Development in South Orpington. Set within a cul-de-sac, the property enjoys a desirable location within walking distance of Warren Road Primary School and Orpington Station, making it ideal for families and commuters alike.

The ground floor accommodation comprises a welcoming entrance hallway, a bright and inviting lounge leading through to the conservatory, a well-appointed modern kitchen/diner and a convenient cloakroom WC.

To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, complemented by a contemporary family shower room.

Externally, the rear garden offers a fantastic selection of seating areas, creating an ideal space for outdoor dining and entertaining. A cabin provides excellent potential for use as a home office or hobby room. Further benefits include a garage and private driveway, providing valuable off street parking.



Entrance Hall:

Opaque door to front, wood effect flooring, radiator.

Lounge:

15' 10" x 10' 0" (4.83m x 3.05m). Feature fireplace, double glazed window with shutters to front, double glazed doors to conservatory, wood effect flooring, radiator.

Conservatory:

9' 06" x 9' 01" (2.9m x 2.77m). Brick base, double glazed windows to both sides, double glazed French doors to rear, tile flooring.

Kitchen/Diner:

16' 03" x 15' 09" (4.95m x 4.8m). (Measured at maximum). (L-shaped). Range of matching wall and base units with worktops over, sink, integrated double oven, integrated induction hob with extractor over, integrated dishwasher, space for American fridge/freezer, space for wine cooler, double glazed window with shutters to front, double glazed window and double glazed French doors to rear, wood effect flooring, radiator.

Cloakroom:

WC, wash hand basin, double glazed opaque window to front, tiled flooring, radiator.

Stairs To First Floor Landing:

Double glazed window to rear, carpet.

Bedroom 1:

12' 11" x 8' 09" (3.94m x 2.67m). Fitted wardrobes, double glazed window to front, carpet, radiator.

En-Suite:

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

Bedroom 2:

10' 01" x 9' 01" (3.07m x 2.77m). Built in wardrobe, double glazed window to front, wood effect flooring, radiator.

Bedroom 3:

7' 02" x 6' 05" (2.18m x 1.96m). Double glazed window to rear, wood effect flooring, radiator.

Shower Room:

WC, wash hand basin, shower cubicle, double glazed opaque window to rear, tiled flooring, heated towel rail.

Other Benefits Include:

Garden:

44' 0" x 32' 0" (13.41m x 9.75m). Composite decked area, laid to lawn, mature flowerbeds, covered seating area.

Cabin:

13' 05" x 8' 01" (4.09m x 2.46m). Double glazed window and double glazed sliding door, power.

Front/Off Street Parking:

Drive, part laid to lawn.

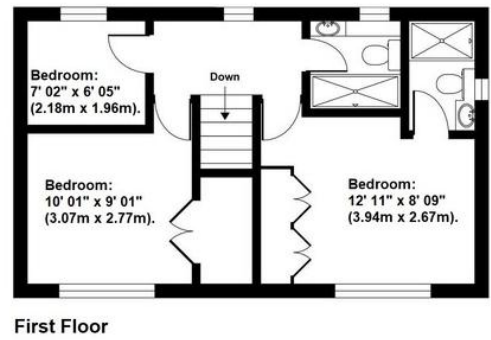
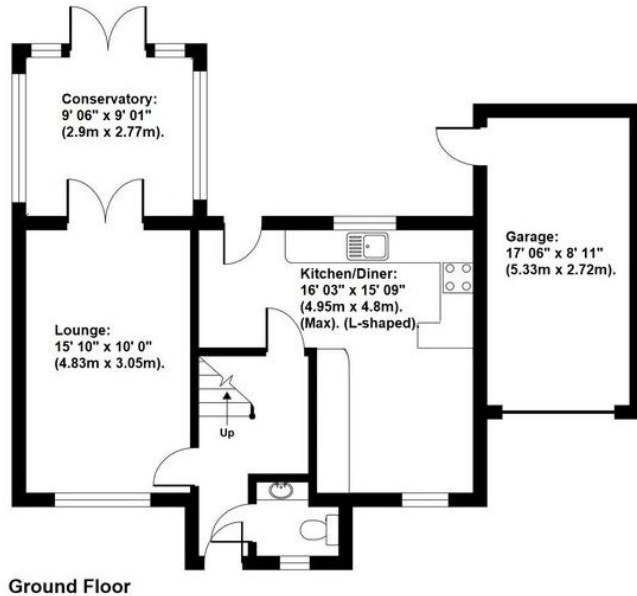
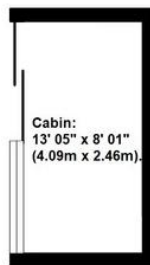
Garage:

17' 06" x 8' 11" (5.33m x 2.72m). Space for washing machine, space for tumble dryer, door to front, door to side.

Double Glazing

Central Heating System





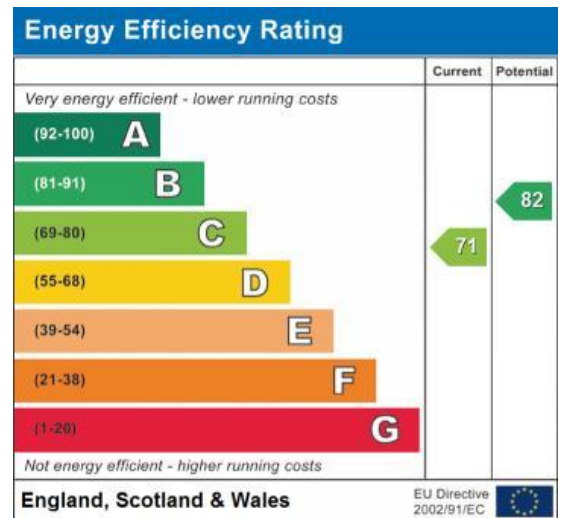
This plan is for illustration purpose only - not to scale



Council Tax Band: D

Tenure: Freehold

Management Charge: £140 per 6 months



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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.

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