THOMAS BROWN
ESTATES

## 72 Hilborough Way, Orpington, BR6 7EN

**Offers IEO: £800,000**

- 4 Double Bedroom, 2 Bathroom Detached House
- Wonderful Dual Aspect 34'4 Reception Room
- Sought After Farnborough Village
- No Forward Chain, Off Street Parking

# Property Description

Thomas Brown Estates are delighted to offer this four double bedroom, two bathroom modern detached family home boasting a wonderful dual aspect 34'4 reception room, situated in the ever popular Farnborough village and is being offered to the market with no forward chain.

The accommodation comprises an entrance porch leading into a generous hallway, a dual aspect lounge/dining room with direct access to the rear garden, a modern fitted kitchen, study, utility room, and ground floor WC.

To the first floor are four well-proportioned double bedrooms. The master bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys a secluded rear garden, mainly laid to lawn, together with a driveway to the front providing off street parking.

Hilborough Way is ideally located for a range of local amenities, including Farnborough Primary School and Darrick Wood School, as well as village shops, station links, and local bus routes.

Internal viewing is highly recommended. Please contact Thomas Brown Estates to arrange an appointment and fully appreciate the quality of location and generous floor space on offer.

ENTRANCE PORCH
Double glazed door to front, double glazed window to side, coconut mat.

ENTRANCE HALL
Understairs storage, tile effect flooring, radiator.

LOUNGE/DINER
34'04" x 11'01" (10.46m x 3.38m) (dual aspect) Double glazed window to front, double glazed French doors to rear, wood effect flooring, three radiators.

KITCHEN
12'10" x 10'10" (3.91m x 3.3m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, integrated dishwasher, space for fridge/freezer, double glazed window to rear, double glazed door to side, tile effect flooring, radiator.

STUDY
10'02" x 8'02" (3.1m x 2.49m) Double glazed window to front, laminate flooring.

UTILITY ROOM
7'11" x 4'05" (2.41m x 1.35m) Base units with worktops over, stainless steel sink and drainer, space for washing machine, laminate flooring.

CLOAKROOM
WC, wash hand basin, double glazed opaque window to rear, tile effect flooring.

STAIRS TO FIRST FLOOR LANDING
Storage cupboard, double glazed opaque window to side, carpet.

BEDROOM 1
14'06" x 11'05" (4.42m x 3.48m) (measured at maximum) Fitted wardrobes, double glazed window to rear, carpet, radiator.

EN-SUITE
WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, vinyl flooring, heated towel rail.

BEDROOM 2
13'0" x 9'04" (3.96m x 2.84m) Double glazed window to rear, carpet, radiator.

BEDROOM 3
12'02" x 8'01" (3.71m x 2.46m) Double glazed window to front, carpet, radiator.

BEDROOM 4
11'06" x 8'06" (3.51m x 2.59m) Double glazed window to front, carpet, radiator.

BATHROOM
WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

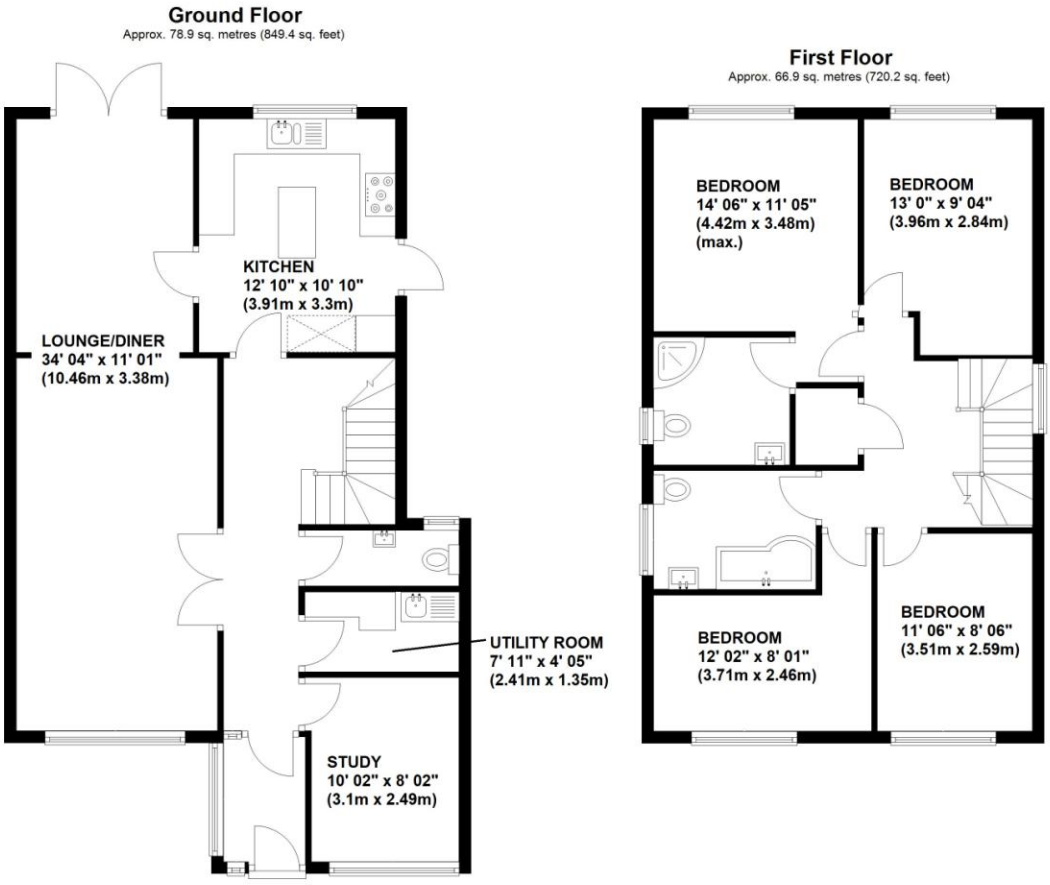
GARDEN
58'0" (17.68m) Patio area with rest laid to lawn, mature shrubs, shed.

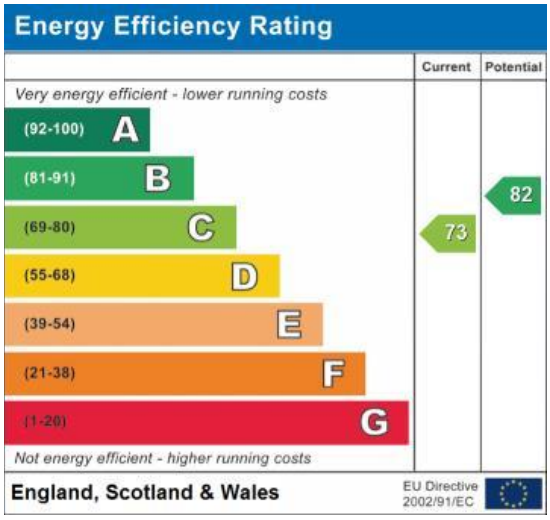
FRONT
Block paved drive, mature shrubs.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN






**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.

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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