

# THOMAS BROWN

ESTATES



## 20 Beblets Close, Orpington, BR6 6LD

**Offers IRO: £550,000**

- 5 Bedroom, 2 Bathroom End of Terrace House
- Well Located for Chelsfield Station & Sought After Schools
- Highly Sought After Development
- Deceptively Spacious (1494 sq. ft)





## Property Description

Situated at the end of a quiet close within a highly sought-after development in Green Street Green, this deceptively spacious and immaculately presented five-bedroom, two-bathroom end-of-terrace home offers approximately 1,494 sq ft of versatile living accommodation, ideal for modern family life.

Occupying a rare double-width plot, the property stands out from others on the development, benefiting from a larger than average rear garden and off-street parking for multiple vehicles—a significant advantage in this location.

The home has been thoughtfully extended and improved, including a full-depth side extension and garage conversion, creating an impressive 25' dual-aspect kitchen/breakfast room with direct access to the garden—perfect for entertaining and everyday family living.

The flexible layout is arranged over three floors and is particularly well-suited to larger families, home working, or multi-generational living. The ground floor provides two double bedrooms, a modern shower room, and a utility/WC, offering excellent guest or independent living space.

To the first floor, there are two generous reception rooms including a bright and spacious lounge and separate dining room, creating ideal areas for relaxing and entertaining. The top floor comprises three further bedrooms and a contemporary family bathroom.

Externally, the property continues to impress with a well-maintained rear garden featuring patio and lawn areas, ideal for outdoor dining and family use, along with side access and a private driveway to the front.

Ideally located for well-regarded local schools, including Warren Road and Green Street Green Primary, as well as excellent transport links via Chelsfield Station and nearby amenities in Green Street Green and Orpington town centre.

Recently adjusted to reflect current market conditions, the sellers are motivated and keen to secure a proceedable buyer.

Early viewing is highly recommended. Please contact Thomàs Brown Estates to arrange an appointment to view to fully appreciate the size, layout and quality of accommodation on offer.



#### ENTRANCE HALL

Composite door to front, storage cupboard, tiled flooring, radiator.

#### KITCHEN/BREAKFAST ROOM

25'06" x 7'11" (7.77m x 2.41m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated 5 ring induction hob, extractor hood, integrated dishwasher, space for American fridge/freezer, double glazed window to front, double glazed window and double glazed door to rear, tiled flooring, radiator.

#### BEDROOM

12'10" x 9'11" (3.91m x 3.02m) Double glazed window to rear, laminate flooring, radiator.

#### BEDROOM

12'09" x 9'11" (3.89m x 3.02m) Double glazed window to front, laminate flooring, radiator.



#### UTILITY ROOM/WC

Low level WC, stainless steel sink and drainer, space for washing machine, space for tumble dryer, double glazed opaque window to rear, tiled walls, tiled flooring.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, tiled walls, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### LOUNGE

15'09" x 15'01" (4.8m x 4.6m) (measured at maximum) Double glazed window to front, carpet. two radiators.

#### DINING ROOM

14'11" x 7'11" (4.55m x 2.41m) Fitted storage, two double glazed windows to rear, carpet, radiator.



#### STAIRS TO SECOND FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM

12'09" x 9'0" (3.89m x 2.74m) Built in storage, double glazed window to front, carpet, radiator.

#### BEDROOM

9'07" x 6'0" (2.92m x 1.83m) Double glazed window to rear, carpet, electric radiator.

#### BEDROOM

8'09" x 8'07" (2.67m x 2.62m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with rainforest head and shower attachment, skylight, tiled walls, tiled flooring, heated towel rail.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

43'0" x 30'0" (13.11m x 9.14m) (double width plot) Patio and decked areas with rest laid to lawn, side access.

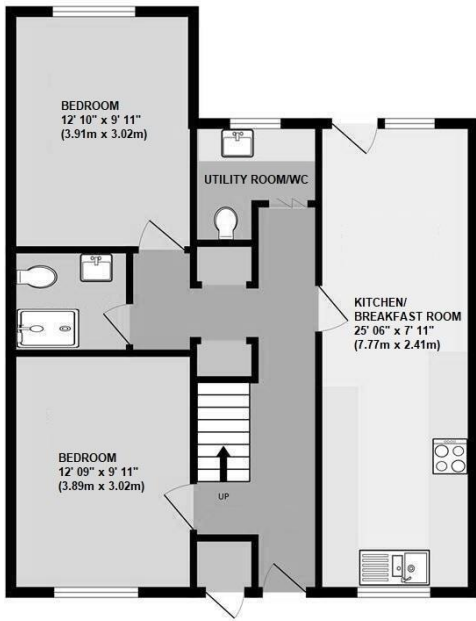
#### OFF STREET PARKING

Drive.

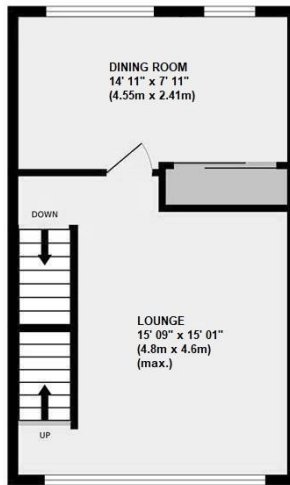
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

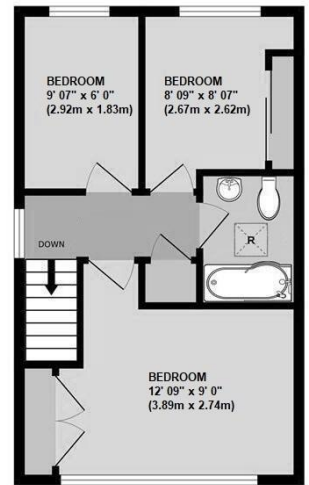
GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



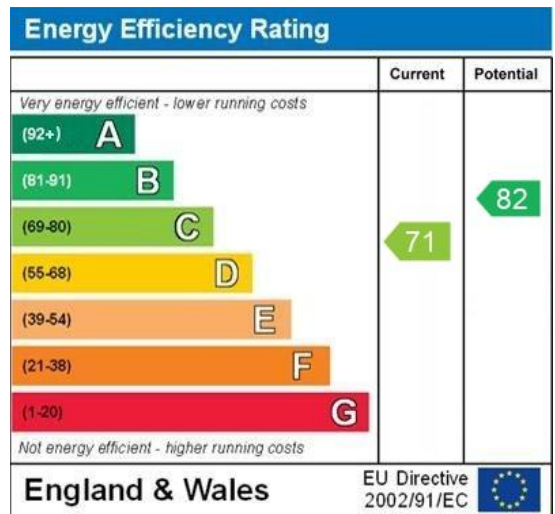
TOTAL FLOOR AREA: 1494 sq.ft. (138.8 sq.m.) approx.

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**Council Tax Band: D**

**Tenure: Freehold**



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