

THOMAS BROWN

ESTATES



59 Chelsfield Lane, Orpington, BR5 4HG

Asking Price: £500,000

- 3 Double Bedroom Loft Converted Semi-Detached House
- 75ft (Approx.) Garden with Summerhouse
- 2 Bathrooms, Study
- 18ft Kitchen/Diner





Property Description

Thomas Brown Estates are delighted to present this beautifully modernised three double bedroom, two bathroom semi-detached family home, offering spacious and versatile accommodation arranged over three floors. The property has been thoughtfully updated by the current owners and benefits from a loft conversion, an impressive 18'3" kitchen/diner spanning the full width of the rear of the house, a separate study and a landscaped 75' rear garden.

The ground floor comprises an entrance hallway leading to a welcoming lounge, while the standout feature is the impressive 18'3" kitchen/diner, providing an excellent open-plan space for both family life and entertaining, with direct access onto the rear garden.

To the first floor, the landing provides access to two double bedrooms, a study and a modern family bathroom. The second floor is dedicated to the principal bedroom, which benefits from a modern en-suite shower room and far reaching views.

Externally, the property boasts a well maintained and landscaped 75' rear garden, thoughtfully arranged with numerous seating areas, making it an ideal space for outdoor entertaining and relaxation. A summerhouse provides useful additional space, while to the front is a parking space for one vehicle. There is additional on road parking available on surrounding roads within a short walk.

Please note in 2017 planning permission was granted (now lapsed) for a single storey 'wrap around' rear and side extension, please ask for further details.

The property is conveniently located within easy reach of St. Mary Cray mainline station, local bus routes, a range of shops and amenities, including Nugent Shopping Centre, as well as a selection of well-regarded schools. This makes the property ideally suited to families and commuters alike.

Early viewing is highly recommended to fully appreciate the accommodation, location and outdoor space on offer. Please contact Thomas Brown Estates to arrange your appointment.



Entrance Hall:

Composite door to front, double glazed window to side, bespoke understairs storage, laminate flooring, radiator.

Lounge:

14'02" x 11'11" (4.32m x 3.63m). Double glazed bay window to front, laminate flooring, radiator.

Kitchen/Diner:

18'03" x 7'10" (5.56m x 2.39m). Range of matching wall and base units with worktops over, breakfast bar, sink with mixer tap, integrated double oven, integrated induction hob with extractor over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, space for tumble dryer, double glazed window and double glazed French doors to rear, laminate flooring, radiator. Installed April 2024 with a 5 year warranty.

Stairs To First Floor Landing:

Opaque panel to rear, carpet.



Bedroom:

12'0" x 10'10" (3.66m x 3.3m). Fitted wardrobe, double glazed window to front, carpet, radiator.

Bedroom:

9'10" x 9'10" (3m x 3m). Built in storage, double glazed window to rear, carpet, radiator.

Study:

7'02" x 5'07" (2.18m x 1.7m). Double glazed window to front, carpet, radiator.

Bathroom:

WC, wash hand basin, bath with shower attachment, double glazed opaque windows to rear and side, heated towel rail, tiled flooring.

Stairs To Second Floor:

Double glazed opaque panel to side, carpet.



Bedroom:

16'01" x 14'0" (4.9m x 4.27m). Fitted wardrobes, two Velux window to front, double glazed window to rear, carpet, radiator.

En-Suite:

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

Other Benefits Include:

Front:

Parking space for one vehicle, stairs to front door.

Garden:

75'0" (22.86m). Decked area and patio area with laid to lawn and mature flowerbeds, side access.

Summerhouse:

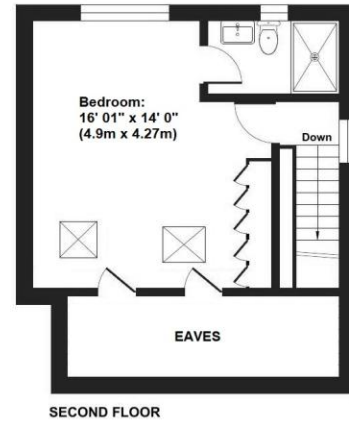
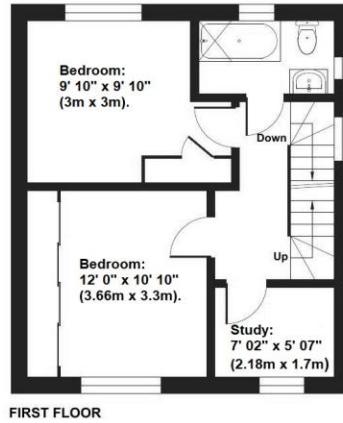
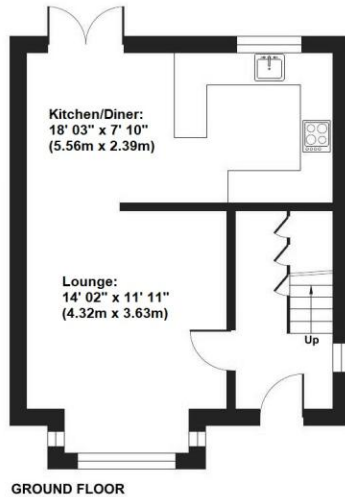
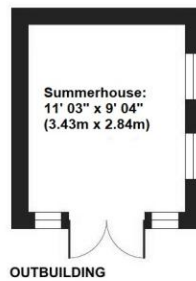
11'03" x 9'04" (3.43m x 2.84m) Window and French doors to front, window to side, power and light.

Double Glazing

Central Heating System

Please note that the property is believed to be of a type of concrete construction that is mortgageable and we recommend that you check with your mortgage broker or lender that it is suitable for their lending criteria.





Approximate Area = 1106 sq ft / 102.7 sq m
 Limited Use Area(s) = 105 sq ft / 9.7 sq m
 Outbuilding = 108 sq ft / 10 sq m
 Total = 1319 sq ft / 122.5 sq m
 For identification only - Not to scale



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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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