THOMAS BROWN
ESTATES



317 Crofton Road, Orpingotn, BR6 8EZ

Asking Price: £1,200,000

- 4 Double Bedroom, 3 Bathroom Detached Property
- Close to Darrick Wood School & Locksbottom High Street
- 26'07x19'06 Kitchen/Family Room
- Deceptively Spacious (3002 Sq. Ft)











Property Description

Thomas Brown Estates are delighted to offer this exceptional, four double bedroom three bathroom detached property, extending to over 3,000 sq. ft of beautifully appointed accommodation. Finished to an exacting standard throughout, this outstanding home combines elegant design with superb functionality, ideally positioned within easy reach of Locksbottom High Street and highly regarded schools including Darrick Wood School and Newstead Wood School.

Beyond the welcoming entrance hall, the property opens into an impressive inner hallway, setting the tone for the generous proportions that follow. The ground floor offers a sophisticated lounge, two substantial double bedrooms, a study, and a luxuriously appointed family bathroom featuring both a freestanding bath and separate shower. A well-equipped utility room provides additional practicality.

The true heart of the home is the magnificent open plan kitchen, dining and family space, measuring over 26x19ft, thoughtfully designed for modern living and entertaining. This striking room is flooded with natural light via expansive bi-fold doors, seamlessly connecting the interior to the landscaped rear garden.

To the first floor, two further bedroom suites offer a sense of retreat, each benefitting from bespoke walk in wardrobes and stylish en-suite bathrooms.

Externally, the property continues to impress. The beautifully landscaped rear garden is predominantly laid to lawn and complemented by multiple seating areas, ideal for alfresco dining and entertaining. A superb, detached cabin provides the perfect space for a home office, studio or gym. To the front, a generous block paved driveway offers ample parking for several vehicles.

Notably, the majority of the property has been comprehensively rebuilt and remodelled since 2018, resulting in a home of remarkable quality and specification, perfectly suited to contemporary family living. The location further enhances its appeal, with excellent local amenities, transport links including Orpington station, and outstanding schooling all within easy reach.

Internal viewing is highly recommended to fully appreciate the scale, finish, and lifestyle offering of this distinguished home.









Entrance Hall:
Double glazed door to front, solid oak flooring, radiator.

Inner Hall:
20' 7" x 13' 2" (6.27m x 4.01m). Solid oak flooring, radiator.

Lounge:
18' 9" x 17' 9" (5.72m x 5.41m). Log burner, double glazed bay window to front, carpet, radiator.

Kitchen/Dining/Family Room:
26' 7" x 19' 6" (8.1m x 5.94m). Range of matching wall and base units with worktops over, one and a half bowl sink, integrated double oven, integrated induction hob, integrated dishwasher, space for American fridge/freezer, double glazed window to rear, double glazed bi-folding doors to rear, two skylights, underfloor heating, tiled flooring.

Study:
9' 6" x 8' 5" (2.9m x 2.57m). Double glazed window to side, carpet, radiator.

Utility Room
Range of base units, stainless steel sink and drainer, space for washing machine, space for tumble dryer, double glazed window to rear, underfloor heating, tiled flooring.

Bedroom:
18' 6" x 11' 1" (5.64m x 3.38m). Double glazed window to front, carpet, radiator.

Bedroom:
16' 7" x 11' 0" (5.05m x 3.35m). Double glazed window to side, carpet, radiator.

Bathroom:
WC, wash hand basin in vanity unit, bath with shower attachment, double shower cubicle, double glazed opaque window to side, underfloor heating, tiled flooring, heated towel rail.

Stairs to first floor landing:
Two skylights, carpet.

Bedroom:
24' 10" x 18' 9" (7.57m x 5.72m). (Measured at maximum). Eaves storage, double glazed window to front and side, window seat, carpet, two radiators.
Walk-in wardrobe 9' 8" x 6' 2" (2.95m x 1.88m): Eaves storage, carpet, radiator.

En-Suite:
9' 8" x 8' 7" (2.95m x 2.62m). WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, wood effect flooring, heated towel rail.

Bedroom:
24' 10" x 14' 3" (7.57m x 4.34m). (Measured at maximum). Eaves storage, double glazed window to rear and side, window seat, two radiators.
Walk-in wardrobe 9' 8" x 5' 7" (2.95m x 1.7m): Eaves storage, carpet, radiator,

En-Suite:
9' 8" x 6' 0" (2.95m x 1.83m) WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, wood effect flooring, heated towel rail.

Other Benefits Include:

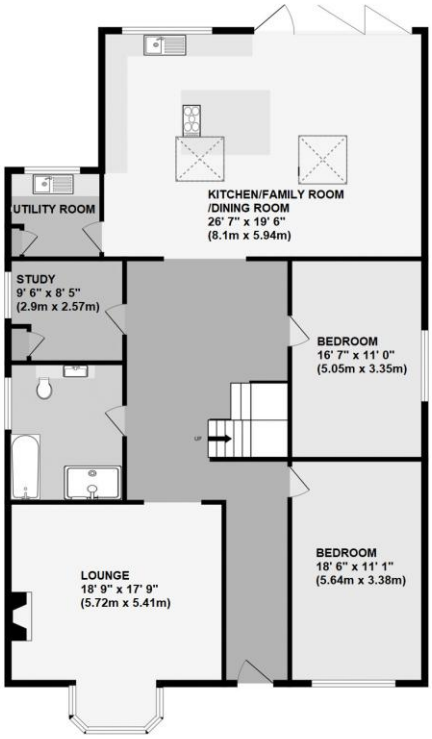
Rear Garden:
90' 0" x 43' 0" (27.43m x 13.11m). Patio area with rest laid to lawn, flowerbeds, numerous seating areas, side access.
Cabin 18' 6" x 12' 9" (5.64m x 3.89m): Double glazed French doors to front, double glazed window to side, laminate flooring.

Front Garden/Off Street Parking:
Block paved drive for multiple vehicles, laid to lawn.

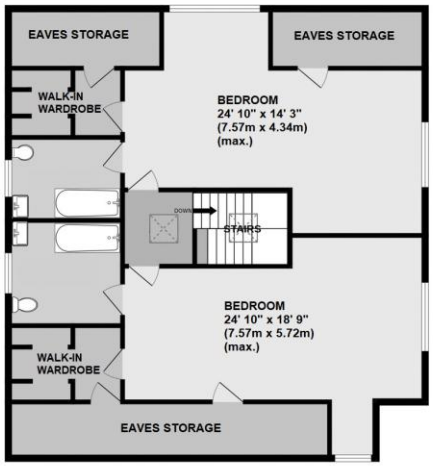
Double Glazing

Central Heating System

GROUND FLOOR
1761 sq.ft. (163.6 sq.m.) approx.



1ST FLOOR
1241 sq.ft. (115.3 sq.m.) approx.



TOTAL FLOOR AREA : 3002 sq.ft. (278.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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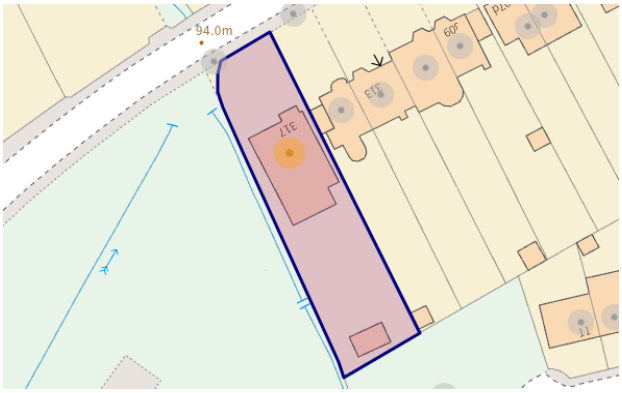

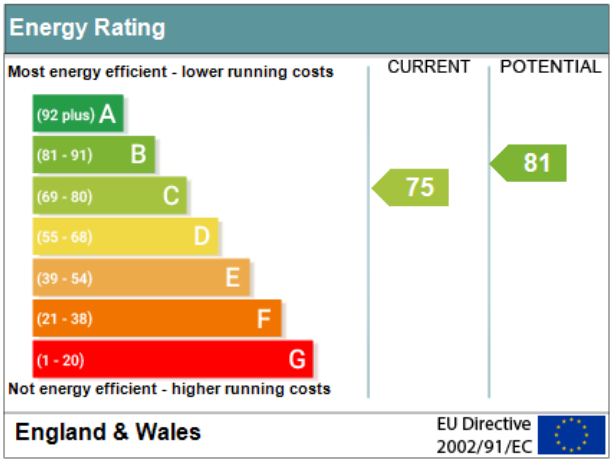

Council Tax Band: F

Tenure: Freehold

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