THOMAS BROWN
ESTATES



## 5 Horsecroft Close, Orpington, BR6 0RA

**Asking Price: £575,000**

- 3/4 Bedroom Extended Semi-Detached House
- Well Located for Orpington High Street
- 24'10 Lounge, 21'07 Kitchen/Diner
- No Forward Chain, Quiet Close











# Property Description

Thomas Brown Estates are delighted to present this deceptively spacious (1469 sq. ft), recently extended and modernised three/four bedroom semi-detached family home, situated within a quiet close in a prime central location, just a 3–4 minute walk from Orpington High Street. Offered to the market with no forward chain, the property boasts an impressive 24'10 dual-aspect lounge and a fantastic 21'07 kitchen/dining room with a feature vaulted ceiling and bi-fold doors opening onto the rear garden.

The accommodation comprises an entrance hall, spacious dual-aspect lounge, impressive kitchen/dining room, fourth bedroom/additional reception room, shower room and separate study to the ground floor. To the first floor, a landing provides access to three bedrooms, two of which are doubles, and a further shower room.

Externally, the property benefits from gardens to the front, side and rear, providing excellent space for outdoor entertaining, together with a large storage area and on road permit parking to the front.

The current vendors have undertaken an extensive programme of improvements over the last three years, including a new air source heat pump, underfloor heating throughout, two air conditioning units, a contemporary kitchen and modern shower rooms, along with redecoration throughout.

Horsecroft Close is ideally positioned for Orpington High Street, offering a wide range of shops, restaurants and amenities, as well as local schools, bus routes and Orpington mainline railway station.

Please call Thomas Brown Estates to arrange an appointment to view and fully appreciate the generous accommodation, high standard of modernisation and superb central location on offer.









**Entrance Hall:**
Double glazed opaque door to front, understairs storage, underfloor heating, tiled flooring.

**Lounge:**
24' 10" x 12' 09" (7.57m x 3.89m). (Measured at maximum). Double glazed window to front, double glazed French doors to rear, underfloor heating, tiled flooring.

**Kitchen/Diner:**
21' 07" x 11' 09" (6.58m x 3.58m). Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated induction hob with extractor over, space for American fridge/freezer, space for undercounter fridge, double glazed bi-folding doors to rear, three Velux windows, air conditioning unit, underfloor heating, tiled flooring.

**Reception Room/Bedroom:**
11' 09" x 11' 05" (3.58m x 3.48m). Composite door and double glazed window to front, Velux window, air conditioning unit, underfloor heating, tiled flooring.

**Study:**
10' 09" x 9' 02" (3.28m x 2.79m). Double glazed window to rear, underfloor heating, tiled flooring.

**Shower Room:**
WC, wash hand basin, double walk-in shower with rainforest head and shower attachment, Velux window, underfloor heating, tiled flooring.

**Stairs To First Floor Landing:**
Double glazed opaque window to side, wooden stairs, underfloor heating, tiled flooring to landing.

**Bedroom 1:**
12' 09" x 10' 05" (3.89m x 3.18m). Double glazed window to front, underfloor heating, tiled flooring.

**Bedroom 2:**
12' 02" x 10' 11" (3.71m x 3.33m). Double glazed window to rear, underfloor heating, tiled flooring.

**Bedroom 3:**
9' 03" x 8' 02" (2.82m x 2.49m). Double glazed window to front, underfloor heating, tiled flooring.

**Shower Room:**
WC, wash hand basin, double walk-in shower with rainforest head and shower attachment, double glazed opaque window to rear, underfloor heating, tiled flooring.

**Other Benefits Include:**

**Garden:**
48' 0" x 32' 0" (14.63m x 9.75m) (To rear): Patio area with rest laid to lawn.

To side: Patio area

27' 05" x 18' 05" (8.36m x 5.61m). (To front) (Behind wall): Patio with rest laid to lawn.

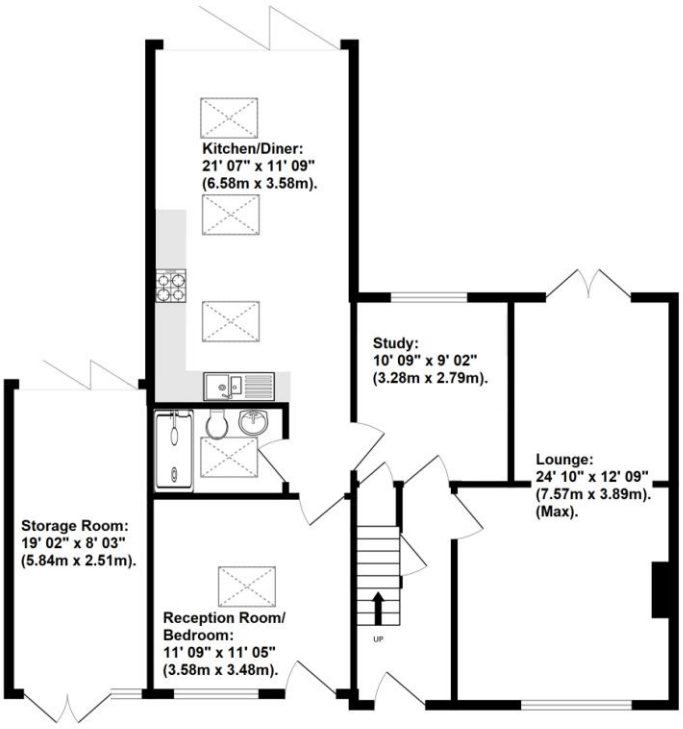
**Storage Room:**
19' 02" x 8' 03" (5.84m x 2.51m). Double glazed bi-folding doors to rear, double glazed French doors to front, power and light.

**On Road Parking:**
Permit Parking

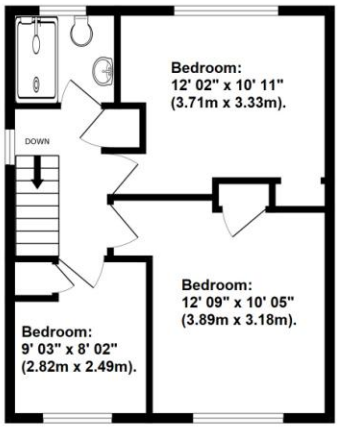
**Double Glazing**

**No Forward Chain**

GROUND FLOOR
1029 sq.ft. (95.6 sq.m.) approx.

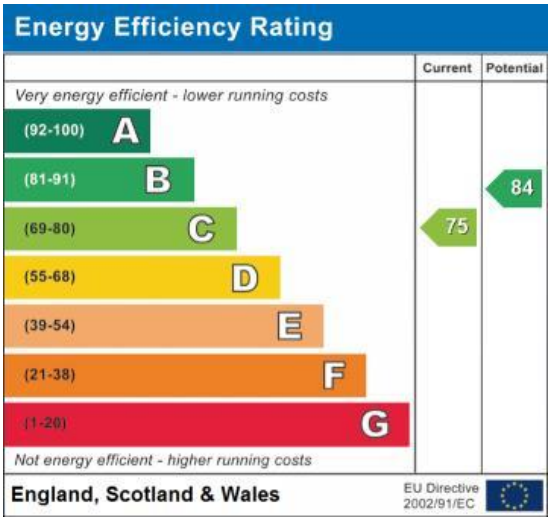



1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.




TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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.
Made with Metropix ©2026




**Council Tax Band: D**

**Tenure: Freehold**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.
The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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