

THOMAS BROWN

ESTATES



44 High Beeches, Orpington, BR6 6EF

Asking Price: £700,000

- 3 Bedroom Extended Detached Bungalow
- 25'4 x 18'3 Open Plan Kitchen/Lounge
- Well Located for Chelsfield Station & Local Shops
- Conservatory & Garden Cabin





Property Description

Thomas Brown Estates are delighted to present this impressive, recently modernised three bedroom detached bungalow, ideally situated on the highly sought after High Beeches in BR6. The property is conveniently located within easy reach of Chelsfield Station and a selection of excellent local schools.

This beautifully presented home features a welcoming entrance hall leading into an impressive 25'4 x 18'3 open-plan kitchen/living area with a Schmidt designed kitchen, perfectly designed for modern living and entertaining. Additional accommodation includes a bright conservatory, three well-proportioned bedrooms, and a contemporary family bathroom with a separate WC.

Externally, the property boasts a secluded rear garden with multiple seating areas, including a raised deck and patio-ideal for outdoor dining and relaxation. A versatile garden cabin provides an excellent space for a home office or gym. To the front, there is a driveway offering off street parking for two vehicles.

Further potential exists to extend to the side (subject to the necessary planning permissions), offering scope to enhance an already fantastic home.

Early viewing is highly recommended to fully appreciate the location, space, and quality on offer. Please contact Thomas Brown Estate Agents in Orpington to arrange your viewing.



ENTRANCE HALL

Composite door to side, LOFT HATCH, Amtico flooring, radiator.

KITCHEN/LOUNGE

25' 04" x 18' 03" (7.72m x 5.56m) (open plan) Range of matching wall and base units with Dekton worktops over, one and a half bowl stainless steel sink with Quooker tap, integrated oven, integrated microwave oven, integrated warming drawer, integrated induction hob with built in extractor, integrated washing machine, integrated dishwasher, two integrated fridge/freezers, central island and breakfast bar, double glazed window to both sides, double glazed French doors to conservatory, Amtico flooring, radiator.



CONSERVATORY

9' 11" x 9' 04" (3.02m x 2.84m) BRICK BASE, double glazed window to rear and side, double glazed door to side, Amtico flooring, radiator.

BEDROOM 1

14' 11" x 8' 08" (4.55m x 2.64m) (measured at maximum) Sharpes fitted wardrobes, double glazed window with shutters to front, Amtico flooring, radiator.

BEDROOM 2

11' 0" x 10' 10" (3.35m x 3.3m) Fitted wardrobes, double glazed bay window with shutters to front, Amtico flooring, radiator.



BEDROOM 3

10' 09" x 6' 11" (3.28m x 2.11m) Fitted wardrobes, double glazed window with shutters to front, Amtico flooring, radiator.

BATHROOM

Wash hand basin in vanity unit, bath with shower over, double glazed opaque window with shutters to side, tiled walls, tiled flooring, DUAL FUEL heated towel rail.

SEPARATE WC

WC, double glazed opaque window to side, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE

GARDEN

63' 0" (19.2m) Raised composite decking, patio area with rest laid to lawn, mature flowerbeds, side access.

OFF STREET PARKING

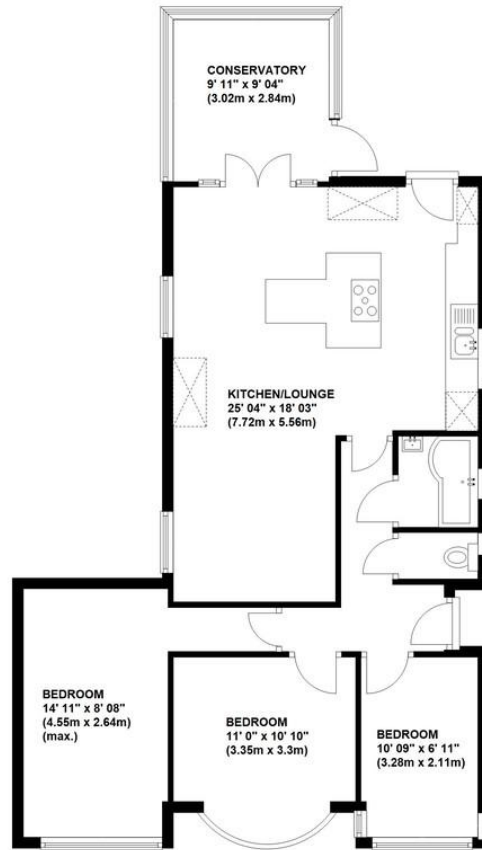
Drive with space for multiple vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



Ground Floor
Approx. 85.0 sq. metres (915.1 sq. feet)



Total area: approx. 85.0 sq. metres (915.1 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	
(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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