

THOMAS BROWN

ESTATES



9 Blackberry Field, Orpington, BR5 2RZ **Guide: £784,000-£800,000**

- 6 Bedroom Detached House
- Sought After Walsingham Gate Development
- 2 Reception Rooms & 3 Bathrooms
- Integral Garage & Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this wonderful six bedroom, three bathroom detached property situated at the end of a quiet close on the ever sought after Walsingham Gate development that must be viewed to fully appreciate the quality of location and specification on offer. The accommodation on offer comprises; entrance hallway, lounge with double doors to the dining room, modern fitted kitchen, large utility room and a WC to the ground floor. To the first floor is a spacious landing providing access to five bedrooms, four being doubles and two benefitting from en-suite shower rooms, and the family bathroom. To the second floor is the sixth bedroom (double) which could also be utilised as a home office/cinema room. Externally there is a rear garden mainly laid to lawn perfect for entertaining and alfresco dining, integral garage to the side and parking for numerous vehicles to the front. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the lovely location on offer.



ENTRANCE HALL

Door to front, wood effect flooring, radiator.

LOUNGE

17' 09" x 11' 07" (5.41m x 3.53m) Double glazed window to front, wood effect flooring, radiator.

DINING ROOM

10' 05" x 9' 0" (3.18m x 2.74m) Double glazed door to rear, wood effect flooring, radiator.

KITCHEN

12' 09" x 9' 09" (3.89m x 2.97m) Range of matching wall and base units with worktops over, sink, integrated double oven, integrated 5 ring gas hob with extra ctover, space for dishwasher, double glazed window to rear, tile effect flooring, radiator.

UTILITY ROOM

12' 0" x 8' 01" (3.66m x 2.46m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for American fridge/freezer, space for washing machine, space for tumble dryer, space for wine cooler, double glazed window and double glazed door to rear, tile effect flooring.



CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet, radiator.

BEDROOM

11' 07" x 11' 03" (3.53m x 3.43m) Two double glazed windows to rear, carpet, radiator.

EN-SUITE

Wash hand basin, double shower cubicle, tiled walls, tiled flooring, heated towel rail.

BEDROOM

11' 07" x 10' 02" (3.53m x 3.1m) Built in wardrobe, double glazed window to front, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, double shower cubicle with rainforest showerhead and shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

BEDROOM

14' 11" x 11' 0" (4.55m x 3.35m) Double glazed window to front, carpet, radiator.

BEDROOM

11' 04" x 10' 02" (3.45m x 3.1m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM

8' 08" x 7' 05" (2.64m x 2.26m) Built in wardrobe, double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, corner bath with shower attachment, double glazed opaque window to rear, part tiled walls, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM

17' 02" x 11' 10" (5.23m x 3.61m) Two Velux windows, carpet, radiator.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

60' 0" x 55' 0" (18.29m x 16.76m) Patio area with rest laid to lawn, mature shrubs.

INTEGRAL GARAGE

22' 05" x 17' 0" (6.83m x 5.18m) (measured at maximum) (L-shaped) Roller blind door and double glazed window to front, power and light.

OFF STREET PARKING

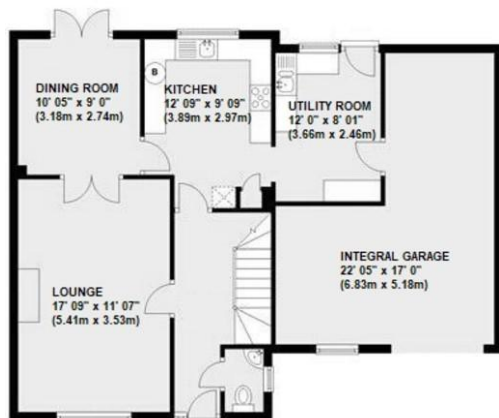
Drive for multiple vehicles.

DOUBLE GLAZING

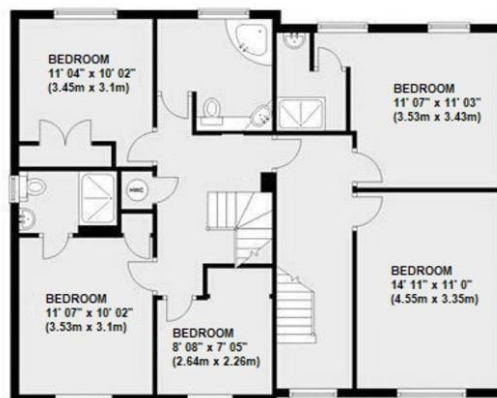
CENTRAL HEATING SYSTEM



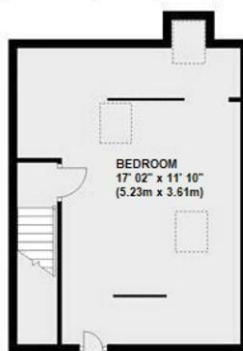
GROUND FLOOR



1ST FLOOR



2ND FLOOR

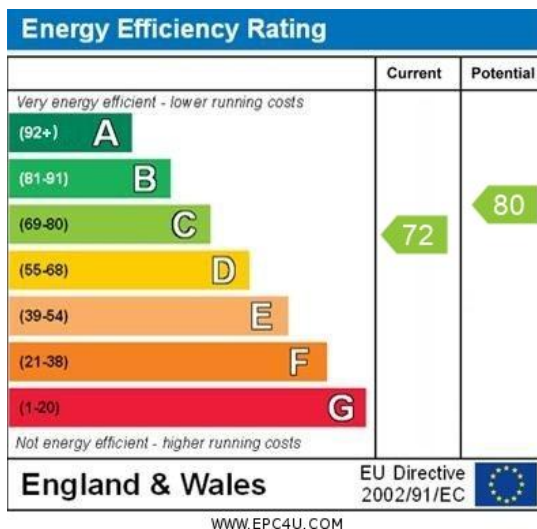


This plan is for illustration purpose only - not to scale



Council Tax Band: G

Tenure: Freehold



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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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