THOMAS BROWN
ESTATES

8 Burlington Close, Orpington, BR6 8PP

Asking Price: £725,000

- 4 Bedroom Detached House
- Well Located for Darrick Wood Schools
- 2 Reception Rooms & 2 Bathrooms
- Integral Garage & Off Street Parking

Property Description

Thomas Brown Estates are delighted to present this fantastic four bedroom, two bathroom detached home, ideally situated in a quiet close within walking distance of Locksbottom High Street and the highly regarded Darrick Wood Schools.

The ground floor features an entrance hall leading to a spacious lounge, which flows seamlessly into the dining room-perfect for both everyday living and entertaining. There is also a well-appointed kitchen/breakfast room and a convenient ground floor WC.

Upstairs, the property offers four bedrooms, three of which are doubles. The master bedroom benefits from its own en-suite, complemented by a family bathroom serving the remaining bedrooms.

Externally, the home boasts a well maintained rear garden, predominantly laid to lawn-ideal for outdoor dining and entertaining. Additional benefits include an integral garage and a driveway to the front.

Burlington Close is exceptionally well positioned, offering easy access to sought after schools, a variety of local amenities, and excellent transport links, including Orpington railway station.

To fully appreciate the space, setting, and quality on offer, contact Thomas Brown Estate Agents in Orpington today to arrange your viewing.

Entrance Hall:
Double glazed door to front, double glazed window to side, storage cupboard, carpet, two radiators.

Lounge:
16' 02" x 12' 09" (4.93m x 3.89m). Double glazed window to front, carpet, radiator.

Dining Room:
10' 09" x 9' 0" (3.28m x 2.74m). Double glazed door to rear, carpet, radiator.

Kitchen:
15' 08" x 10' 10" (4.78m x 3.3m). Range of matching wall and base units with worktops over, double stainless steel sink and drainer, integrated double oven, integrated electric hob with extractor over, integrated dishwasher, space for fridge/freezer, space for washing machine, space for table and chairs, storage cupboard, double glazed window and double glazed door to rear, tile effect flooring, radiator.

Cloakroom:
WC, wash hand basin, double glazed opaque window to side, tile effect flooring, radiator.

Stairs To First Floor Landing:
Storage cupboard, carpet.

Bedroom:
15' 08" x 8' 05" (4.78m x 2.57m). Fitted wardrobe, double glazed window to front, carpet, radiator.

En-Suite
WC, wash hand basin, bath with shower over, double glazed opaque window to front, tiled walls, carpet, radiator.

Bedroom:
13' 0" x 8' 11" (3.96m x 2.72m). Fitted wardrobes, double glazed window to front, carpet, radiator.

Bedroom:
10' 05" x 9' 0" (3.18m x 2.74m.) Fitted wardrobes, double glazed window to rear, carpet, radiator.

Bedroom:
9' 06" x 8' 06" (2.9m x 2.59m). Fitted storage, double glazed window to rear, carpet, radiator.

Bathroom:
WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled walls, carpet, radiator.

Other Benefits Include:

Garden:
34' 0" x 30' 0" (10.36m x 9.14m). Patio area with rest laid to lawn, mature shrubs.

Front:
Drive, artificial lawn, mature flowerbed.

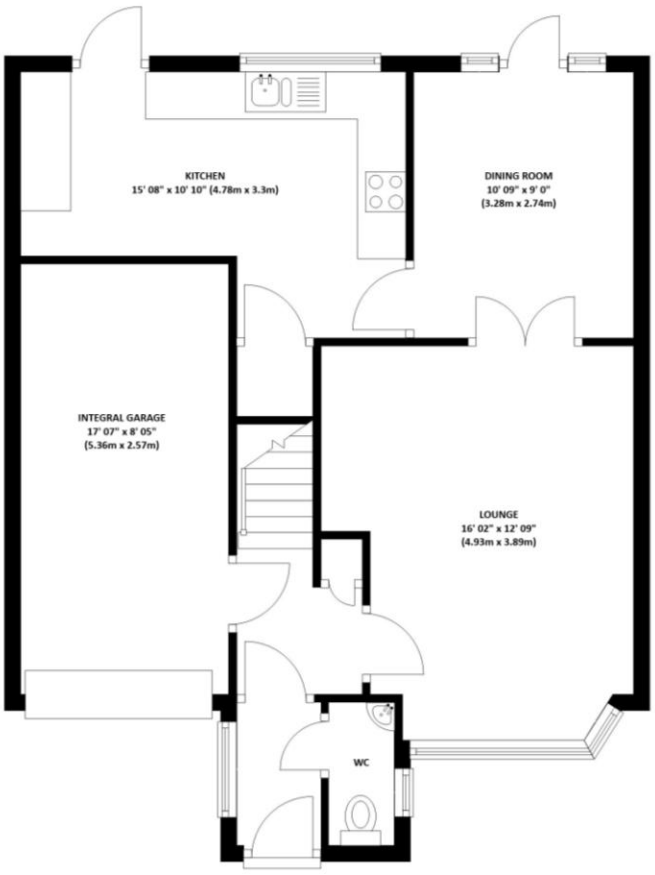
Integral Garage:
17' 07" x 8' 05" (5.36m x 2.57m). Up and over door to front, power and light.

Double Glazing

Central Heating System

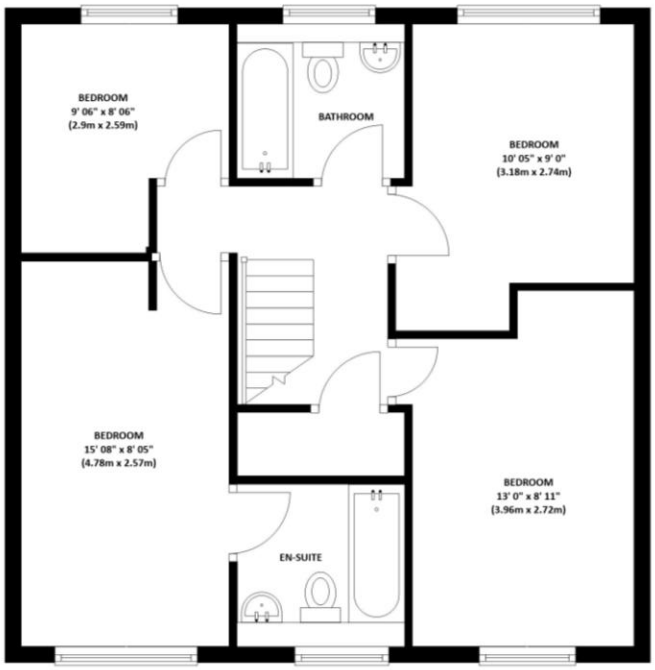
Ground Floor

Approx. 64.4 sq. metres (693.4 sq. feet)



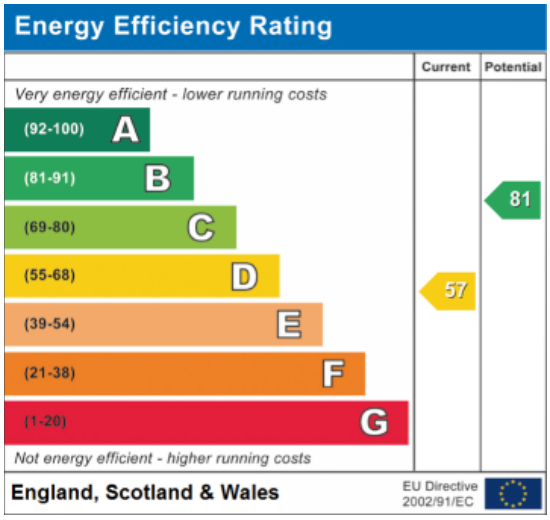
First Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



Total area: approx. 123.7 sq. metres (1331.4 sq. feet)

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



Council Tax Band: F

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