

THOMAS BROWN

ESTATES



20 Beblets Close, Orpington, BR6 6LD

Asking Price: £575,000

- 5 Bedroom, 2 Bathroom End of Terrace House
- Well Located for Chelsfield Station & Sought After Schools
- Highly Sought After Development
- Deceptively Spacious (1494 sq. ft)





Property Description

Thomas Brown Estates are delighted to present this deceptively spacious and immaculately maintained five bedroom, two bathroom end of terrace home, extending to approximately 1,494 sq ft. Situated at the end of a quiet close on a highly sought after development in Green Street Green, the property enjoys close proximity to well-regarded local schools, such as Warren Road and Green St Green primary school, as well as Chelsfield Station and Glentrammon Park.

This home offers several unique advantages over others on the development, including a rare double width plot providing a larger rear garden and driveway, a full depth side extension, and a garage conversion creating a superb 25'6" dual aspect kitchen/breakfast room, ideal for modern family living and entertaining.

The ground floor comprises an entrance hall, the impressive kitchen/breakfast room with direct access to the rear garden, two double bedrooms, a shower room, and a W/C/utility room.

The first floor features two reception rooms - a lounge and separate dining room - offering flexible and sociable living space.

On the second floor are three further bedrooms and a family bathroom.

Externally, the property boasts a well maintained rear garden, perfect for alfresco dining and entertaining, along with a driveway to the front providing off street parking for two to three vehicles.

Ideally located for a range of sought after schools, excellent transport links via Chelsfield Station, and local shopping amenities in Green Street Green and Orpington Town Centre.

Early viewing is highly recommended. Please contact Thomas Brown Estates to arrange an appointment to view to fully appreciate the size, layout and quality of accommodation on offer.





ENTRANCE HALL

Composite door to front, storage cupboard, tiled flooring, radiator.

KITCHEN/BREAKFAST ROOM

25' 06" x 7' 11" (7.77m x 2.41m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated 5 ring induction hob, extractor hood, integrated dishwasher, space for American fridge/freezer, double glazed window to front, double glazed window and double glazed door to rear, tiled flooring, radiator.

BEDROOM

12' 10" x 9' 11" (3.91m x 3.02m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM

12' 09" x 9' 11" (3.89m x 3.02m) Double glazed window to front, laminate flooring, radiator.

UTILITY ROOM/WC

Low level WC, stainless steel sink and drainer, space for washing machine, space for tumble dryer, double glazed opaque window to rear, tiled walls, tiled flooring.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Carpet.

LOUNGE

15' 09" x 15' 01" (4.8m x 4.6m) (measured at maximum) Double glazed window to front, carpet. two radiators.

DINING ROOM

14' 11" x 7' 11" (4.55m x 2.41m) Fitted storage, two double glazed windows to rear, carpet, radiator.

STAIRS TO SECOND FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM

12' 09" x 9' 0" (3.89m x 2.74m) Built in storage, double glazed window to front, carpet, radiator.

BEDROOM

9' 07" x 6' 0" (2.92m x 1.83m) Double glazed window to rear, carpet, electric radiator.

BEDROOM

8' 09" x 8' 07" (2.67m x 2.62m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with rainforest head and shower attachment, skylight, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

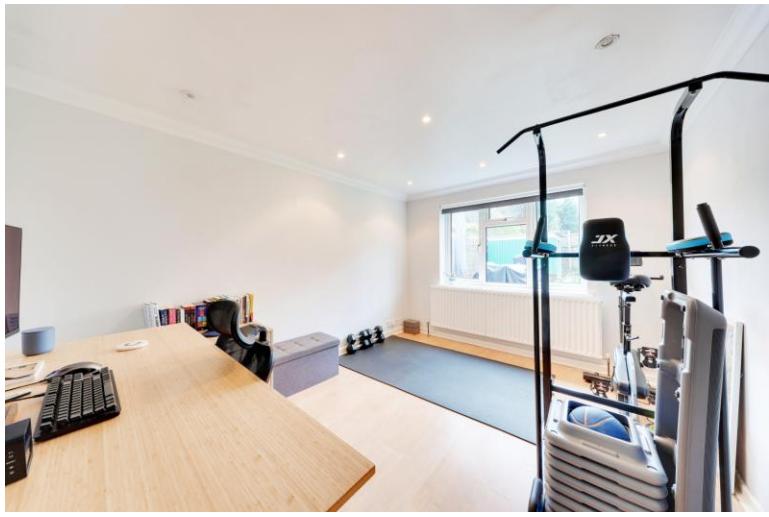
43' 0" x 30' 0" (13.11m x 9.14m) (double width plot) Patio and decked areas with rest laid to lawn, side access.

OFF STREET PARKING

Drive.

DOUBLE GLAZING

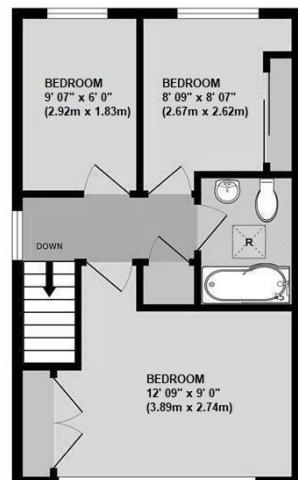
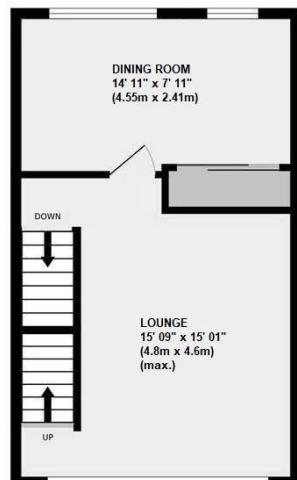
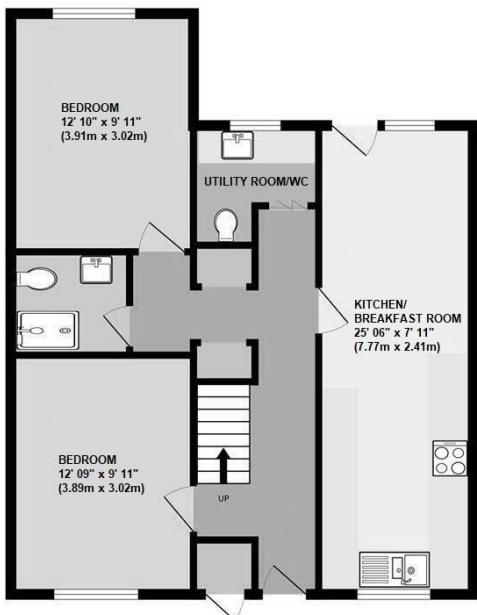
CENTRAL HEATING SYSTEM



GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.

2ND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



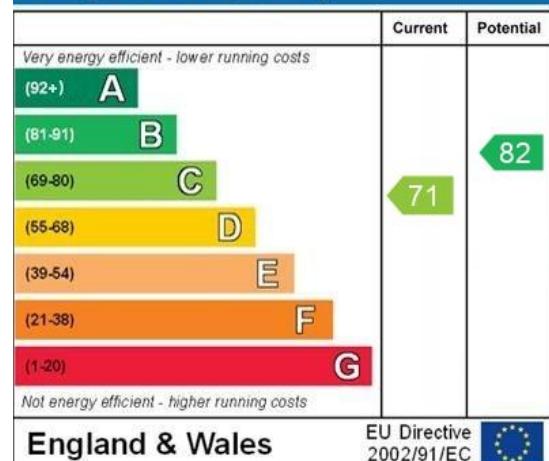
TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

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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Energy Efficiency Rating



Council Tax Band: D

Tenure: Freehold

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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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