

THOMAS BROWN

ESTATES

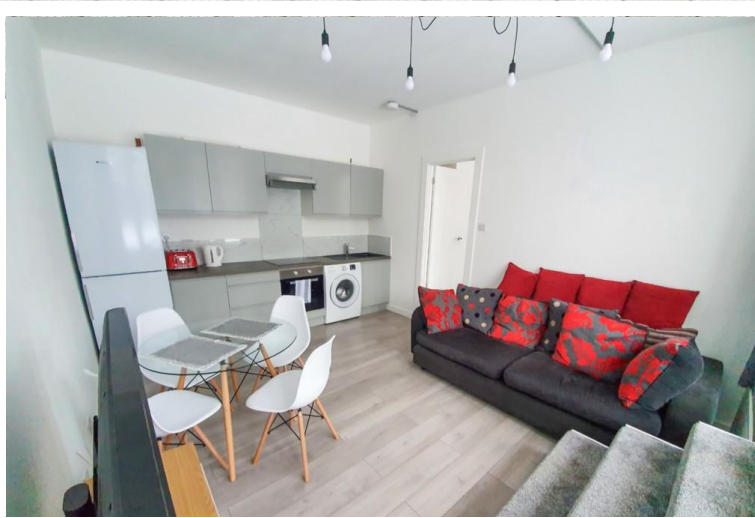


27 Arundel Drive, Orpington, BR6 9JF

Asking Price: £650,000

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Modernised & Immaculately Presented
- Rear Extended, Fantastic 19'6 Family Room
- Short Walk to Chelsfield Station





Property Description

Thomas Brown Estates are delighted to offer this rear extended, modernised and immaculately presented three bedroom two bathroom semi-detached property boasting a 19'6" family room with bi-folds to the rear garden and a fantastic 36'x26' garden cabin. Perfectly positioned within a short walk to Chelsfield Station for direct London commuting and moments from The Highway Primary School. The property also benefits from walking distance to the prestigious St. Olave's Grammar School and Warren Road Primary School, just 1 mile away. The large hallway flows into a front-facing lounge, with a modern open plan high spec kitchen/diner that opens seamlessly into a magnificent family room. This contemporary open-plan living space and impressive bi-folding doors that blur the boundaries between indoor and outdoor living. The ground floor is completed by a stylish wet room-style shower room and a practical utility room. The first floor offers three bedrooms, including two generously sized double bedrooms enhanced with floor-to-ceiling wall-to-wall fitted wardrobes providing exceptional storage solutions. The luxury continues with a spa-style family bathroom featuring an elegant freestanding bath. The low-maintenance rear garden has been designed for both relaxation and entertainment. The standout feature is the spectacular 36' x 26' garden room. A substantial space featuring two garden room areas with electricity and internet, and a separate shower room. At the front of the house, there is a large private driveway for multiple vehicles. This select residential location combines suburban tranquillity with urban connectivity, with local amenities, excellent schools, and excellent transport links. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the floorspace, location and quality of specification on offer.



ENTRANCE HALL

Door to front, understairs cupboard, laminate flooring, radiator.

LOUNGE

12' 11" x 12' 05" (3.94m x 3.78m) Double glazed window to front, laminate flooring, radiator.

FAMILY ROOM

19' 06" x 14' 08" (5.94m x 4.47m) Feature skylight, bi-folding doors to rear, tiled flooring, two radiators.

KITCHEN/DINER

19' 10" x 9' 11" (6.05m x 3.02m) Range of matching wall and base units with quartz worktop over, stainless steel sink, integrated oven, integrated induction hob with extractor over, integrated microwave, integrated tower fridge, integrated tower freezer, integrated washing machine, integrated dishwasher, integrated wine cooler, central island/breakfast bar, tiled flooring, radiator.

UTILITY ROOM

Base units, stainless steel sink and drainer, space for washing machine, double glazed opaque window to rear, laminate flooring.

SHOWER ROOM

Low level WC, wash hand basin, walk-in shower cubicle with shower attachment, storage cupboard, tiled walls, tiled flooring, underfloor heating, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Bespoke lights, carpet.

BEDROOM 1

12' 05" x 9' 07" (3.78m x 2.92m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, laminate flooring, covered radiator.

BEDROOM 2

9' 11" x 9' 07" (3.02m x 2.92m) Fitted wardrobes, double glazed window to rear, laminate flooring, covered radiator.

BEDROOM 3

8' 07" x 7' 11" (2.62m x 2.41m) Fitted wardrobes, double glazed window to front, laminate flooring, covered radiator.

BATHROOM

Low level WC, wash hand basin, freestanding bath, two double glazed opaque windows to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

36' 0" x 26' 0" (10.97m x 7.92m) Decked area with rest artificial lawn.

GARDEN CABIN:

21' 07" x 15' 04" (6.58m x 4.67m) (currently used as living area)
Garden room 1: (15'02 x 11'07) Range of matching wall and base units with worktops over, space for fridge/freezer, double glazed French doors to front, laminate flooring.

Garden room 2: (11'03 x 9'06): double glazed French doors to front, laminate flooring.

Shower room: Low level WC, wash hand basin, tiled flooring.

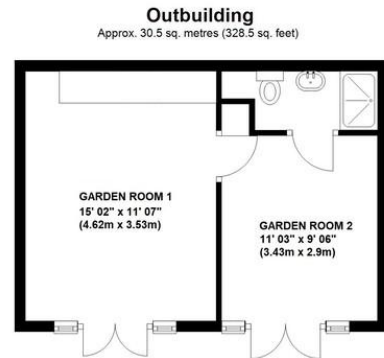
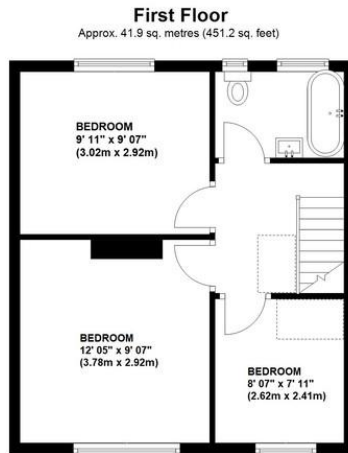
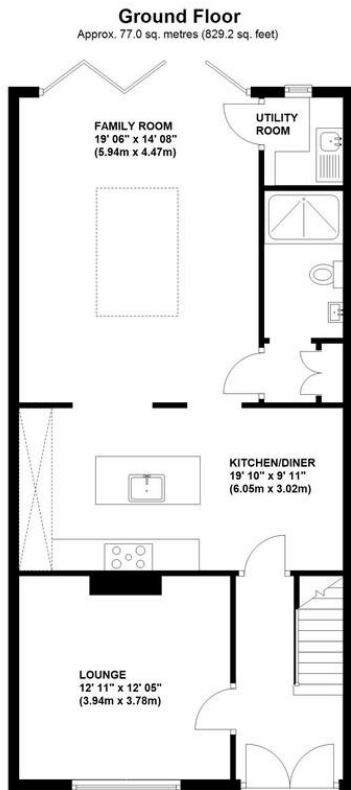
OFF STREET PARKING

Driveway for multiple vehicles.

DOUBLE GLAZING

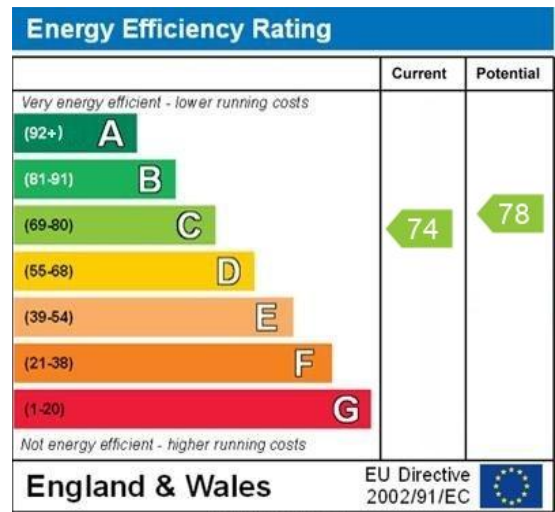
CENTRAL HEATING SYSTEM





Total area: approx. 149.5 sq. metres (1609.0 sq. feet)

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



Council Tax Band: D

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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