

THOMAS BROWN

ESTATES



31 Gleeson Drive, Orpington, BR6 9LJ

Offers IEO: £685,000

- 4 Bedroom Extended Detached House
- Well Located for Chelsfield Station & Local Schools
- 2 Reception Rooms & 2 Bathrooms
- Garage & Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and side extended, four bedroom two bathroom detached property situated in a convenient location for Warren Road, Newstead Wood, and St. Olaves Schools - and is also well located for Chelsfield Station and local shops opposite. The property comprises; entrance hall, 19'08 lounge with direct access to the rear garden, dining room, kitchen, utility area, bedroom and a wet room to the ground floor. To the first floor are three bedrooms, bathroom and a shower room. Externally there is a landscaped rear garden perfect for alfresco dining and entertaining, garage to the side and drive to the front. Gleeson Drive is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and floor space on offer.



ENTRANCE HALL

Opaque composite door to front, carpet, radiator.

LOUNGE

19' 08" x 12' 04" (5.99m x 3.76m) Double glazed sliding door to rear, carpet, radiator.

DINING ROOM

12' 06" x 12' 04" (3.81m x 3.76m) Double glazed window to rear, carpet, radiator.

KITCHEN

12' 10" x 11' 09" (3.91m x 3.58m) (measured at maximum) Range of matching wall and base units with worktops over, space for range style cooker, extractor hood, stainless steel sink and drainer, space for fridge/freezer, space for dishwasher, understairs cupboard, double glazed window to front, double glazed opaque door to side, tile effect flooring.



BEDROOM 1

12' 04" x 12' 03" (3.76m x 3.73m) Fitted wardrobes, double glazed window to front, carpet, radiator.

UTILITY AREA

Stainless steel sink and drainer, space for washing machine, space for tumble dryer, double glazed door to front and rear, vinyl flooring.

WET ROOM

Low level WC, wash hand basin, shower cubicle, double glazed window to front, tiled walls, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.

BEDROOM 2

12' 05" x 11' 04" (3.78m x 3.45m) (measured at maximum) Fitted wardrobes, double glazed window to rear, carpet, radiator.



BEDROOM 3

11' 04" x 8' 07" (3.45m x 2.62m) Double glazed window to front, carpet, radiator.

BEDROOM 4

7' 11" x 7' 04" (2.41m x 2.24m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed window to front, tiled walls, tiled flooring, heated towel rail.

SHOWER ROOM

Shower cubicle, double glazed window to side, tiled walls, tiled flooring.



OTHER BENEFITS INCLUDE:

GARDEN

55' 0" x 43' 0" (16.76m x 13.11m) (measured at maximum) Landscaped, mature flowerbeds, pond, side access.

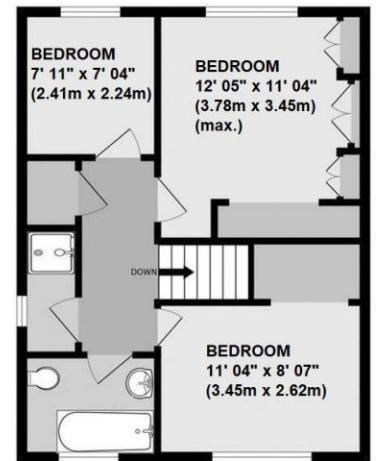
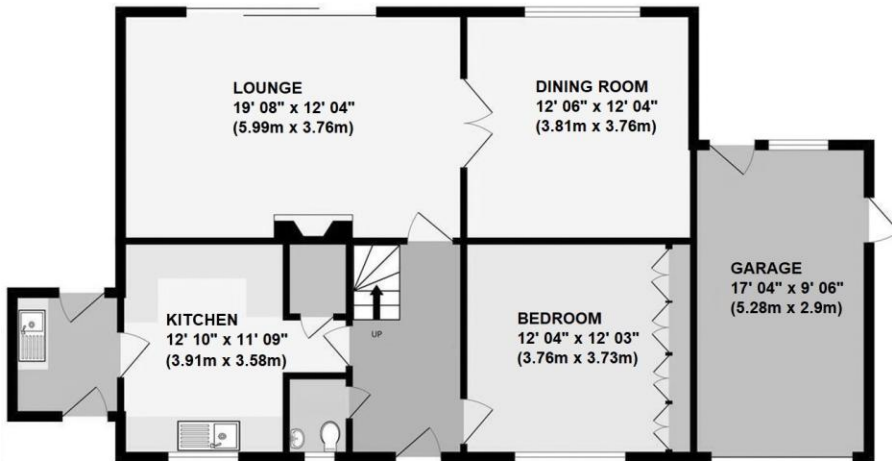
GARAGE

17' 04" x 9' 06" (5.28m x 2.9m) Up and over door to front, door to side and rear, power and light.

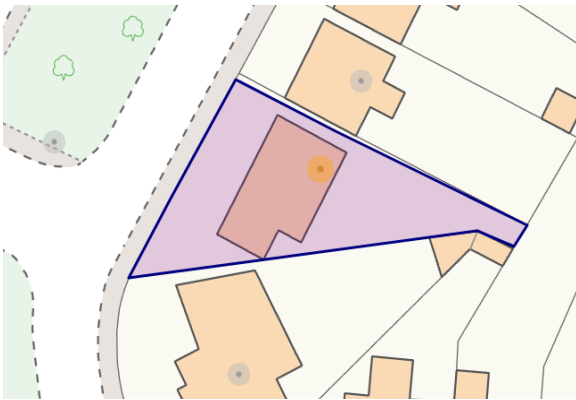
OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: F

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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