THOMAS BROWN
ESTATES

7 Abbey Close, Orpington, BR6 9BF

Asking Price: £735,000

- 4 Bedroom, 3 Bathroom Detached House
- Well Located for Local Schools & Chelsfield Station
- Deceptively Spacious
- Situated in a Gated Development

Property Description

Thomas Brown Estates are delighted to present this deceptively spacious and immaculately maintained four bedroom, three bathroom detached family home, situated within an exclusive gated development off of Charterhouse Road in South Orpington. Ideally located for easy access to Chelsfield Station and highly regarded local schools including St. Olaves and The Highway, this impressive property offers versatile and well-appointed accommodation throughout.

The ground floor comprises a welcoming entrance hall, a contemporary fitted kitchen/breakfast room, a generous lounge opening into a large conservatory spanning the width of the property, and a convenient downstairs WC.

To the first floor are three bedrooms, including one with an en-suite shower room, alongside a modern family bathroom. Occupying the entire second floor is a superb principal suite featuring a spacious bedroom, en-suite shower room, and walk in wardrobe.

Externally, the property benefits from a private rear garden, mainly laid to lawn and ideal for entertaining and al fresco dining, together with an attached garage and driveway to the front. There is also excellent potential to convert the garage and extend above, subject to the usual planning permissions, as well as scope to create additional parking by redesigning the front garden.

Abbey Close is conveniently positioned for local shops, bus routes, parks, and Chelsfield mainline station. Early viewing is highly recommended to fully appreciate the quality, space, and location this exceptional home has to offer.

ENTRANCE HALL
Composite door to front, coconut mat, wood effect flooring, radiator.

KITCHEN/BREAKFAST ROOM
15'09" x 8'01" (4.8m x 2.46m) Range of matching wall and base units with granite worktops over, one and a half bowl sink, integrated double oven, integrated induction hob with extractor over, integrated fridge/freezer, integrated microwave, integrated dishwasher, space for table and chairs, double glazed window to front, tiled flooring, radiator.

LOUNGE
16'11" x 15'05" (5.16m x 4.7m) Double glazed window to side, double glazed window to conservatory, double glazed French doors to conservatory, wood effect flooring, two radiators.

CONSERVATORY
14'11" x 9'05" (4.55m x 2.87m) Double glazed windows to both sides, double glazed French doors to rear, underfloor heating, tiled flooring.

CLOAKROOM
WC, wash hand basin, double glazed opaque window to front, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING
Airing cupboard, storage cupboard, carpet, radiator.

BEDROOM 2
14'04" x 9'04" (4.37m x 2.84m) Built in wardrobe, double glazed window to rear, carpet, radiator.

EN-SUITE
WC, wash hand basin, shower cubicle, double glazed opaque window to side, tiled flooring, heated towel rail.

BEDROOM 3
12'03" x 8'06" (3.73m x 2.59m) Double glazed window to front, carpet, radiator.

BEDROOM 4
8'07" x 5'09" (2.62m x 1.75m) Double glazed window to rear, carpet, radiator.

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

STAIRS TO SECOND FLOOR LANDING
Carpet.

BEDROOM 1
16'03" x 12'05" (4.95m x 3.78m) Storage cupboard, double glazed window to front, carpet, radiator.

WALK-IN WARDROBE
Velux window, carpet.

EN-SUITE
WC, wash hand basin, shower cubicle, opaque Velux window, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN
34'0" x 28'0" (10.36m x 8.53m) Patio area with rest laid to lawn, flowerbed, side access.

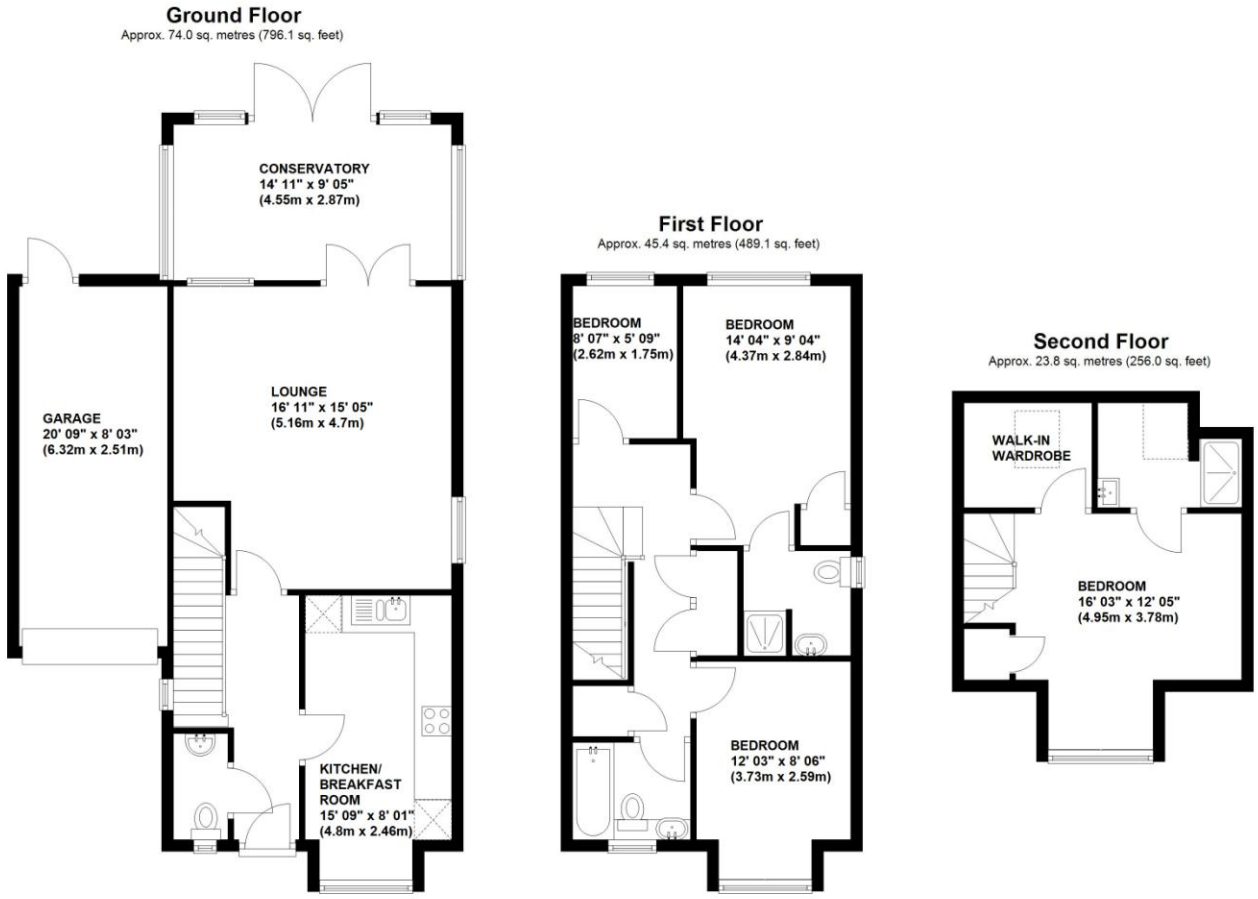
FRONT
Low maintenance front garden, driveway.

GARAGE
20'09" x 8'03" (6.32m x 2.51m) Up and over door to front, double glazed door to rear, space for fridge/freezer, space for washing machine, space for tumble dryer, power and light, potential to create loft storage.

GATED DEVELOPMENT

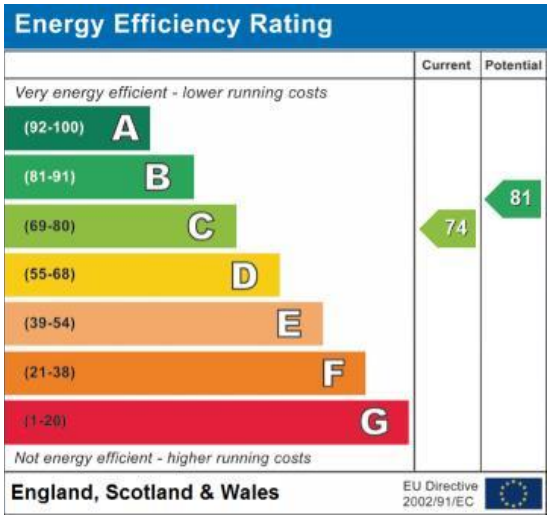
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



Total area: approx. 143.2 sq. metres (1541.2 sq. feet)

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



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.

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