

# THOMAS BROWN

ESTATES



**1 Adcock Walk, Orpington, BR6 9SY**

**Guide: £610,000-£625,000**

- 4 Bedroom Detached House
- Highly Sought After Road, Warren Road Catchment
- Large 24' Open Plan Lounge/Diner
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this four bedroom detached house being offered to the market with no forward chain, situated in a highly sought after location in South Orpington near to Warren Road Primary School with the fantastic advantage of a 16' side plot and larger garden compared to others in the road. The property on offer consists of a spacious hallway, large 24' open plan lounge/diner that spans the rear of the property, kitchen, study and a WC to the ground floor. The first floor provides a large landing, four bedrooms all with built in wardrobes (including two spacious doubles) and a shower room. Externally there is a well kept rear garden with a patio area perfect for alfresco dining, garage and a drive. The property is well located for local schools including Warren Road, local bus stops, local parks, Orpington High Street and local shops, and both Orpington & Chelsfield Stations. Please call Thomas Brown Estates to book your appointment to view to fully appreciate the location and property on offer.





#### ENTRANCE HALL

Double glazed opaque door to front, understairs cupboard, laminate flooring, two radiators.

#### LOUNGE/DINER

24'8" x 11'5" (7.52m x 3.48m) Double glazed window to rear, two double glazed sliding doors to rear, laminate flooring, two radiators.

#### KITCHEN

12'6" x 8'8" (3.81m x 2.64m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated washing machine, integrated dishwasher, space for fridge/freezer, double glazed window to front, double glazed opaque door to side, tiled flooring, radiator.

#### STUDY

7'10" x 6'6" (2.39m x 1.98m) Double glazed window to front, laminate flooring, radiator.



#### CLOAKROOM

Low level WC, wash hand basin, opaque window to front, tiled walls, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Loft access, double glazed window to side, carpet, radiator.

#### BEDROOM 1

11'8" x 11'6" (3.56m x 3.51m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

11'6" x 10'7" (3.51m x 3.23m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

11'10" x 6'6" (3.61m x 1.98m) Built in wardrobe, double glazed window to front, carpet, radiator.



#### BEDROOM 4

10'6" x 6'7" (3.2m x 2.01m) Built in wardrobe, double glazed window to front, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARAGE

17'0" x 8'3" (5.18m x 2.51m) Up and over door, door to rear, power and light.

#### FRONT GARDEN

41'4" x 17'9" (12.6m x 5.41m) Laid to lawn, mature shrubs, path to front door, covered entrance.



#### GARDEN

47'0" x 38'0" (14.33m x 11.58m) (to rear) (measured at maximum) (to side: measured at maximum 26'4" x 16'11") Patio area with rest laid to lawn, rear access, side access (both sides of property).

#### OFF STREET PARKING

Block paved drive in front of garage.

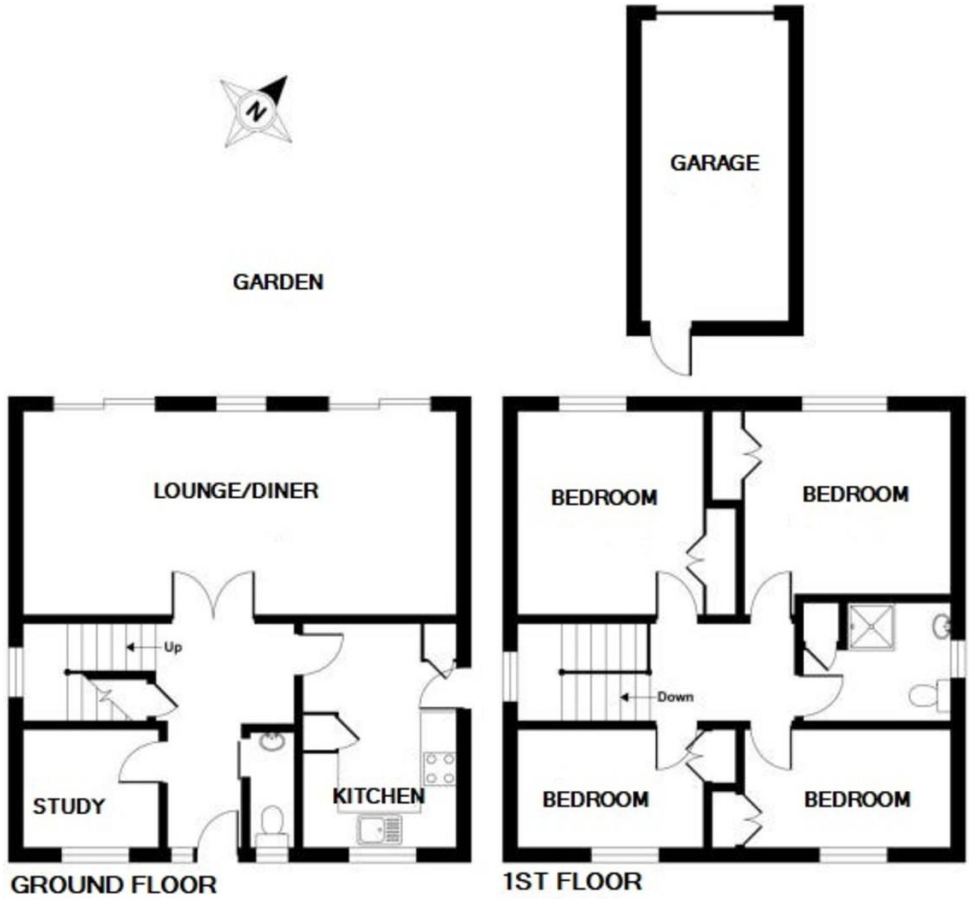
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### ALARMED

#### NO FORWARD CHAIN

APPROX. GROSS INTERNAL FLOOR AREA 1349 SQ FT 125.3 SQ METRES (INCLUDES GARAGE)



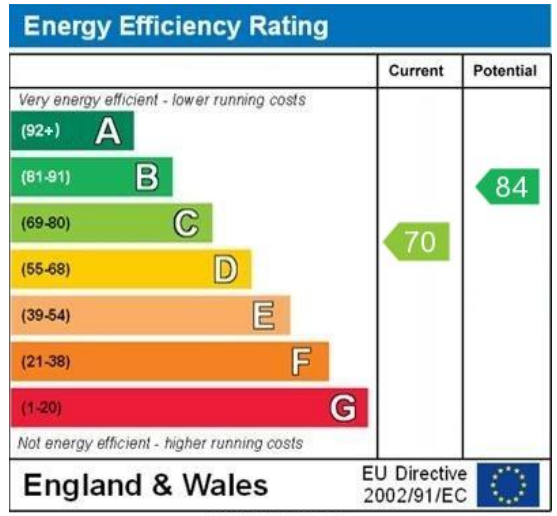
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**Other Information:**

**Council Tax Band:** F

**Construction:** Standard

**Tenure:** Freehold



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