

# THOMAS BROWN

ESTATES



**94 Sparrow Drive, Orpington, BR5 1RZ**

**Offers IEO: £475,000**

- 4 Bedroom, 2 Reception Room Town House
- Well Located for Local Schools & Stations
- Sought After Location, Quiet Close
- Off Street Parking







## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, four bedroom two reception room property, situated at the end of a sought after road with views into Crofton Woods to the rear, boasting a quiet yet central location for Orpington and Petts Wood Station, Crofton Primary School and Darrick Wood Schools. The accommodation on offer comprises: entrance hallway, double bedroom, garden room with direct access to the rear garden and WC/utility room to the ground floor. To the first floor is a fantastic dual aspect lounge/dining room that is open plan to the modern fitted kitchen. To the second floor are three bedrooms including two doubles and a modern family bathroom. Externally there is a landscaped rear garden which is perfect for entertaining and alfresco dining and a driveway to the front. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to appreciate the size and calibre of property on offer.





#### ENTRANCE HALL

Composite door to front, double glazed opaque window to front, understairs storage cupboard, seating, tile effect flooring.

#### BEDROOM 3

15' 1" x 8' 0" (4.6m x 2.44m) (measured to front of wardrobes) Double glazed window to front, laminate flooring, radiator.

#### GARDEN ROOM

9' 5" x 8' 4" (2.87m x 2.54m) Double glazed sliding door to rear, tile effect flooring, radiator.

#### WC/UTILITY

Low level WC, wash hand basin in vanity unit, space for washing machine, double glazed opaque window to rear, tiled flooring.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### LOUNGE/DINER

17' 11" x 16' 4" (5.46m x 4.98m) (measured at maximum) (open plan to kitchen) Double glazed windows to front, carpet, radiator.

#### KITCHEN

16' 2" x 7' 11" (4.93m x 2.41m) Range of matching wall and base units with solid wood worktops over, double stainless steel sink and drainer, integrated double oven, integrated gas hob, integrated dishwasher, space for fridge/freezer, double glazed windows to rear, engineered wood flooring, radiator.



#### STAIRS TO SECOND FLOOR LANDING

Storage cupboard, carpet.

#### BEDROOM 1

13' 1" x 9' 5" (3.99m x 2.87m) Fitted wardrobes and bedroom furniture, double glazed window to front, carpet, radiator.

#### BEDROOM 2

9' 11" x 9' 8" (3.02m x 2.95m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 4

9' 6" x 6' 5" (2.9m x 1.96m) Fitted wardrobe, double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to rear, tiled walls, tiled flooring, radiator.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

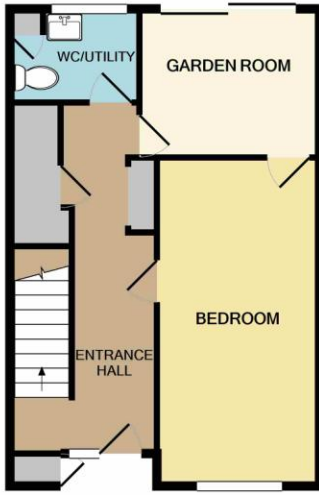
30' 0" x 18' 0" (9.14m x 5.49m) Decked and patio areas, shed, rear access.

#### OFF STREET PARKING

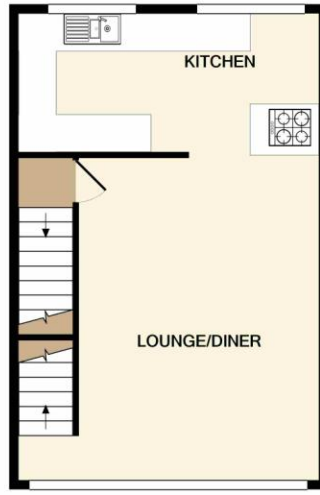
Drive, laid to lawn.

#### DOUBLE GLAZING

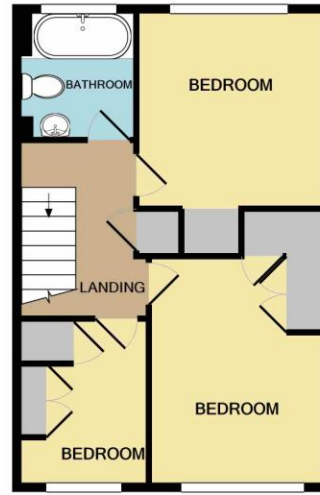
#### CENTRAL HEATING SYSTEM



GROUND FLOOR  
APPROX. FLOOR  
AREA 398 SQ.FT.  
(37.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 405 SQ.FT.  
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1210 SQ.FT. (112.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2021



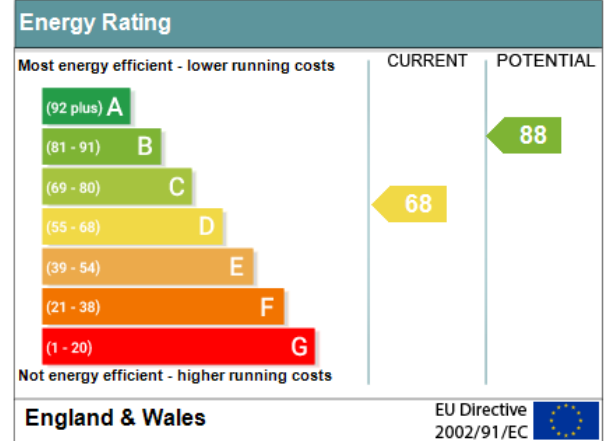
## Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 94 SPARROW DRIVE, ORPINGTON, BR5 1RZ  
RRN: 0390-2132-3080-2509-8811



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

www.thomasbrownestates.co.uk  
sales@thomasbrownestates.co.uk

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

**THOMAS BROWN**  
ESTATES