

THOMAS BROWN

ESTATES



130 Andover Road, Orpington, BR6 8BL

Asking Price: £775,000

- 5 Bedroom, 4 Bathroom Extended Detached Property
- Well Located for Orpington Station
- Boasting a Fantastic Floor Space (2106 SQFT) with 2 Annexes
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this must see, deceptively spacious (2106 sqft) five bedroom four bathroom extended detached property, ideally situated minutes from Orpington Station and within close proximity of Darrik Wood, Newstead Wood and Crofton Schools. The property boasts a fantastic floor space with great flexibility, that could be used as one unit or potentially suiting a multi-generational family with two annexes. Ideal for the London bound commuter, the accommodation on offer comprises: entrance hallway, lounge and a modern fitted kitchen/diner to the ground floor with three bedrooms and a family bathroom to the first floor. To the front of the ground floor is an annexe that is part of the main house that has a hallway, bedroom, kitchen/lounge, utility room and a shower room. To the side of the property is a double bedroom, shower room and kitchen/lounge with its own entrance perfect for a self contained annexe as well as being accessed via the main house. The garage has also been converted boasting a kitchenette and shower room which would make a wonderful home office/kids playroom. Externally there is a mature garden to the rear mainly laid to lawn with two decked areas perfect for entertaining and alfresco dining and a drive to the front. Andover Road is very well located for local schools, shops, bus routes, Orpington High Street, and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location, quality and size of a accommodation on offer.



ENTRANCE HALL

Wooden door to side, storage cupboards, laminate flooring, radiator.

LOUNGE

14' 8" x 11' 2" (4.47m x 3.4m) Two double glazed windows to side, laminate flooring, two radiators.

KITCHEN/DINER

19' 1" x 10' 9" (5.82m x 3.28m) Range of matching wall and base units with Quartz worktops over, one and a half bowl sink, integrated double oven, integrated gas hob with extractor over, integrated microwave, integrated dishwasher, two double glazed windows to side, double glazed French door to rear, double glazed sliding door to rear, laminate flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed window to side, carpet, radiator.

BEDROOM 1

14' 11" x 13' 11" (4.55m x 4.24m) Double glazed window to rear, Velux window to side, carpet, radiator.

BEDROOM 2

15' 2" x 13' 9" (4.62m x 4.19m) (measured at maximum) Double glazed window to front and sides, Velux window to side, carpet, radiator.

BEDROOM 3

9' 11" x 7' 10" (3.02m x 2.39m) Double glazed window to side, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, freestanding roll top bath, double glazed window to side, tiled flooring.

ANNEXE 1 (access from hallway)

Entrance Hall: Carpet, radiator.

Lounge/Kitchen (12' 0" x 10' 8"): Integrated oven, integrated electric hob, integrated fridge, integrated washing machine, double glazed bay window to front, laminate flooring, radiator.

Bedroom (9' 11" x 7' 1"): Fitted wardrobes, double glazed window to front, double glazed window to side, carpet, radiator.

Utility Room (16' 1" x 3' 7"): Space for fridge/freezer, space for tumble dryer, double glazed window to front, double glazed opaque door to rear, laminate flooring, radiator.

Shower Room: Low level WC, wash hand basin, double walk-in shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

ANNEXE 2 (access from lounge, could be used as additional space from house)

Entrance hall: Private front door, tiled flooring, radiator.

Bedroom (10' 8" x 10' 1): Double glazed French doors to rear, carpet, radiator.

Utility room: Space for washing machine, space for tumble dryer, tiled flooring.

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

Stairs to first floor landing: Double glazed window to side, carpet.

Lounge/Kitchen (16' 4" x 12' 3): Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated slimline dishwasher, integrated microwave, double glazed French doors to Juliet balcony to rear, laminate flooring, two radiators.

DETACHED HOME OFFICE/GYM

19' 4" x 9' 3" (5.89m x 2.82m) Double glazed window to rear, skylight, carpet.

Kitchenette: Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated electric hob with extractor over, tiled flooring.

Shower room: Low level WC, wash hand basin in vanity unit, double shower cubicle, double glazed window to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

50' 0" x 40' 0" (15.24m x 12.19m) Numerous decked areas with rest laid to lawn, mature flowerbeds.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





GROUND FLOOR
APPROX. FLOOR
AREA 1268 SQ.FT.
(117.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 838 SQ.FT.
(77.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2106 SQ.FT. (195.6 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.
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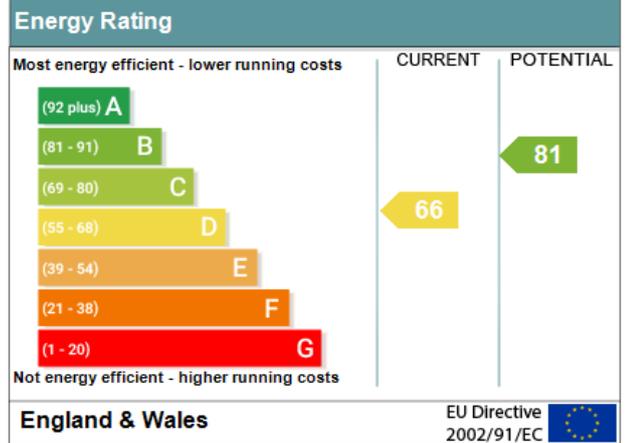
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

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RRN: 4539-7828-8000-0472-8292



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