

THOMAS BROWN

ESTATES



2 Hillview Crescent, Orpington, BR6 0SL **Guide: £1,050,000-£1,100,000**

- Executive 4 Bedroom, Rear Extended Detached House
- 2 Reception Rooms & 2 Bathrooms
- Highly Desirable Knoll Location
- Open Plan Kitchen/Family Room





Property Description

Thomas Brown Estates are delighted to offer this rear extended executive four bedroom detached property, situated in a prime road within minutes of Orpington High Street & Station benefitting from a wonderful open plan kitchen/family room that is sure to impress. The property is situated in the highly desirable 'Knoll' location in Orpington with far reaching views to the front with a balance of a quiet yet central location for amenities. The accommodation on offer comprises; entrance hallway, lounge, dining room that is open plan to the family room and modern fitted kitchen that spans the rear of the property with bi-fold doors to the garden and a utility room to the ground floor. To the first floor are four bedrooms with the master benefitting from an en-suite, and a family bathroom with separate bath and shower cubicle. Externally, there is a rear garden mainly laid to lawn and a patio area perfect for entertaining and alfresco dining, integral garage and parking for numerous vehicles to the front. Hillview Crescent is an easy walk to Orpington High Street and Orpington Station, local bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the location, layout and specification on offer.



ENTRANCE HALL

Composite door to front, double glazed opaque window to front and side, wood effect flooring, radiator.

LOUNGE

14'6" x 12'6" (4.42m x 3.81m) Feature fireplace, double glazed bay window to front, carpet, radiator.

DINING ROOM

13'8" x 11'0" (4.17m x 3.35m) (open to kitchen/family room) Carpet, radiator.

KITCHEN/FAMILY ROOM

25'2" x 18'5" (7.67m x 5.61m) (measured at maximum) Range of matching wall and base units with worktops over, sink, range style cooker with extractor over, integrated American fridge/freezer, integrated dishwasher, integrated microwave, integrated wine cooler, central breakfast bar, air conditioning unit, double glazed window and double glazed bi-folding doors to rear, two sky lights, wood effect flooring, radiator.



UTILITY ROOM

Space for washing machine, space for tumble dryer, wood effect flooring.

CLOAKROOM

Low level WC, wash hand basin, wood effect flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet, radiator.

BEDROOM 1

14'11" x 12'6" (4.55m x 3.81m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

EN-SUITE

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



BEDROOM 2

13'10" x 10'9" (4.22m x 3.28m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

10'11" x 7'4" (3.33m x 2.24m) Double glazed window to front, carpet, radiator.

BEDROOM 4

9'1" x 7'10" (2.77m x 2.39m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double shower cubicle, double glazed opaque window to rear, wood effect flooring, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

75'0" (22.86m) Patio area with rest laid to lawn, side access.

INTEGRAL GARAGE

14'3" x 7'5" (4.34m x 2.26m) Up and over door, power and light.

OFF STREET PARKING

Block paved drive to front, mature shrubs, covered entrance.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

ALARMED

NO FORWARD CHAIN



Garden



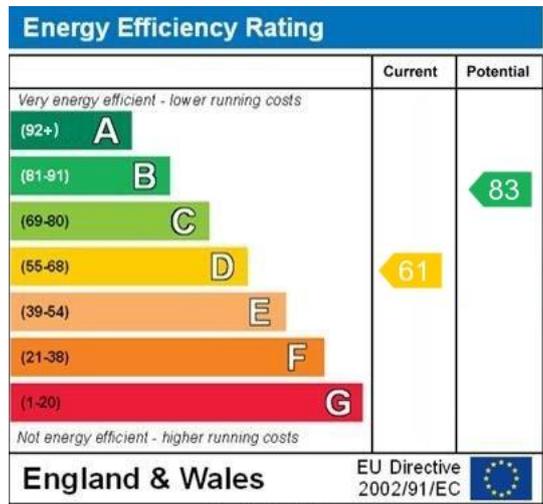
This plan is for general layout guidance and may not be to scale.

Other Information:

Council Tax Band: G

Construction: Standard

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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