

THOMAS BROWN

ESTATES



1 Long Acre, Orpington, BR6 7RD

Asking Price: £650,000

- 4 Bedroom, 2 Bathroom Detached House
- Situated in a Quiet No Through Road
- Fantastic Potential to Extend (STPP)
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, four bedroom two bathroom detached house located on a quiet no through road in Orpington, being offered to the market with no forward chain. Although the property already boasts a strong floor space, STPP there is fantastic potential to extend to the side and/or to convert the garage. The property on offer comprises: entrance hallway, lounge, dining room, modern fitted kitchen, sun room and a shower room to the ground floor. To the first floor there is a landing giving access to four bedrooms and a family bathroom. Externally, there is a well presented garden to the side of the property mainly laid to lawn, a drive to the front and a tandem garage to the side. Long Acre is moments from local farmland and fantastic walks and is well located for local schools, shops, bus routes and stations but also within easy access of Goddington Park. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



ENTRANCE HALL

Double glazed opaque door to front, under stairs storage, carpet, radiator.

LOUNGE

22' 10" x 13' 2" (6.96m x 4.01m) (measured at maximum) Double glazed window to rear, double glazed sliding door to rear, carpet, two radiators.

DINING ROOM

11' 2" x 7' 4" (3.4m x 2.24m) Window to side, carpet, radiator.

KITCHEN

11' 1" x 9' 6" (3.38m x 2.9m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob, integrated microwave, space for fridge/freezer, space for washing machine, space for dishwasher, tiled splashback, double glazed window to front, wood effect flooring.

SUN ROOM

15' 6" x 8' 8" (4.72m x 2.64m) Brick base, windows to front, side and rear, door to side, tiled flooring.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to front, tiled walls, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, carpet.

BEDROOM 1

13' 3" x 9' 11" (4.04m x 3.02m) (measured at maximum) Double glazed window to rear, carpet, radiator.

BEDROOM 2

11' 2" x 9' 7" (3.4m x 2.92m) Double glazed window to front, carpet, radiator.

BEDROOM 3

12' 6" x 7' 11" (3.81m x 2.41m) Double glazed window to rear, carpet, radiator.

BEDROOM 4

9' 4" x 7' 5" (2.84m x 2.26m) Double glazed window to side, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath, double glazed opaque window to front, tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

40' 0" x 35' 0" (12.19m x 10.67m)
Lawn to side, mature shrubs.
Patio across rear of property.

GARAGE

33' 9" x 9' 0" (10.29m x 2.74m) Up and over door, door and two windows to side, window to rear, power and light.

OFF STREET PARKING

Drive, laid to lawn, access to garage, side access.

DOUBLE GLAZING

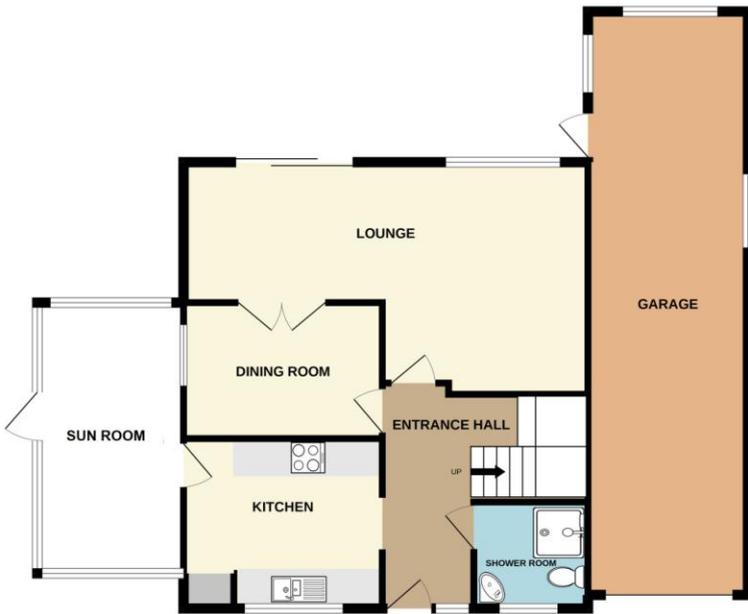
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



GROUND FLOOR
1018 sq.ft. (94.6 sq.m.) approx.

1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA: 1605 sq.ft. (149.1 sq.m.) approx.

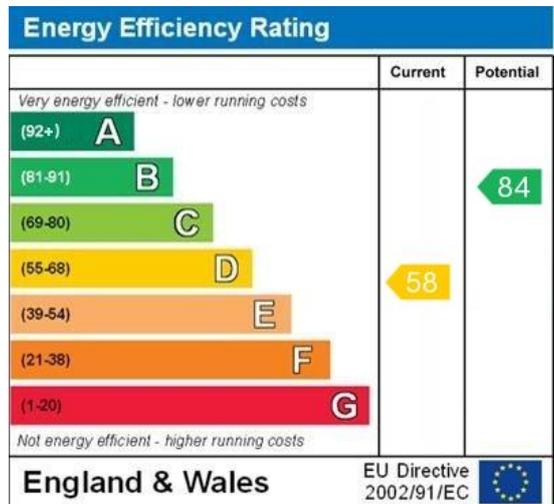
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: F

Construction: Standard

Tenure: Freehold



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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

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