

THOMAS BROWN

ESTATES

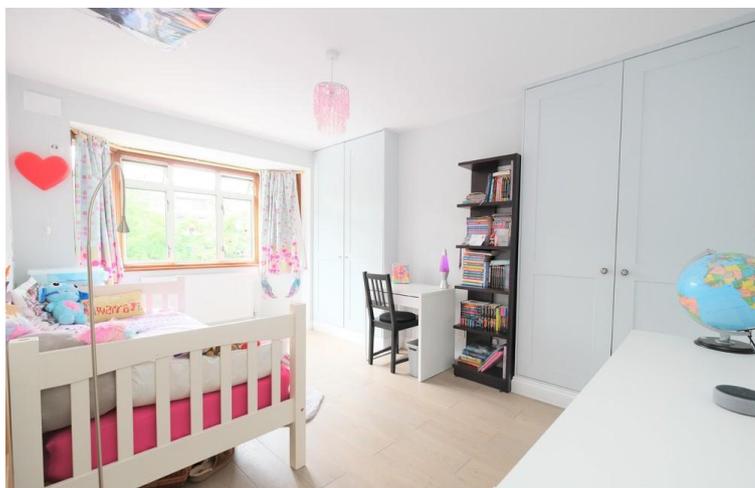


37 Warren Road, Orpington, BR6 6JF

Asking Price: £800,000

- 4 Bedroom, 2 Bathroom Semi-Detached Chalet
- Fantastic L-shaped Side & Rear Extension
- Warren Road & Chelsfield Station
- Recently Refurbished





Property Description

Thomas Brown Estates are delighted to offer this recently refurbished, impressive four bedroom two bathroom semi-detached chalet property boasting a fantastic I-shaped side and rear extension located on the ever popular Warren Road providing easy access to Chelsfield Station and local schools such as St Olaves and Warren Road. The accommodation comprises; entrance hallway, lounge, family room that is open plan to the wonderful kitchen/diner that spans the rear of the property, bedroom four, shower room and utility room to the ground floor. To the first floor are three bedrooms (including two large doubles) and the family bathroom. Externally there is a good size rear garden mainly laid to lawn with a spacious patio perfect for entertaining and alfresco dining and a driveway to the front for numerous vehicles. Warren Road is very well located for local schools including Warren Road and Green St Green Primary School, local shops including Waitrose, bus routes and Chelsfield Station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the size and specification of property on offer.



ENTRANCE HALL

Wooden door to front, bespoke hall furniture, skylight, engineered wood and tiled flooring, two radiators.

LOUNGE

14' 7" x 11' 5" (4.44m x 3.48m) Double glazed bay window to front, engineered wood flooring, radiator.

FAMILY ROOM

14' 5" x 11' 0" (4.39m x 3.35m) (open plan to kitchen) Engineered wood flooring, radiator.

KITCHEN/DINER

25' 8" x 16' 6" (7.82m x 5.03m) Range of matching wall and base units with quartz worktops over, stainless steel sink, integrated double oven, integrated electric hob with extractor over, integrated fridge/freezer, space for fridge/freezer, central island, breakfast bar, double glazed French door and double glazed bi-folding door to rear, four skylights, tiled flooring, two radiators.



BEDROOM 4

7' 8" x 7' 4" (2.34m x 2.24m) Double glazed window to front, engineered wood flooring, radiator.

UTILITY ROOM

Fitted units with quartz worktops over, stainless steel sink, space for washing machine, space for tumble dryer, skylight, tiled flooring, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower with rainforest head, tiled walls, tiled flooring, skylight, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Wooden stairs, skylight, engineered wood flooring on landing.

BEDROOM 1

14' 6" x 9' 2" (4.42m x 2.79m) Fitted wardrobes, double glazed window to rear, engineered wood flooring, radiator.



BEDROOM 2

15' 1" x 9' 4" (4.6m x 2.84m) Fitted wardrobes, double glazed bay window to front, engineered wood flooring, radiator.

BEDROOM 3

11' 4" x 8' 3" (3.45m x 2.51m) Fitted wardrobe, double glazed window to front and side, engineered wood flooring, radiator.

BATHROOM

Wash hand basin in vanity unit, bath with shower over, storage cupboard, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

SEPARATE WC

Low level WC, double glazed opaque window to side, tiled flooring.

OTHER BENEFITS INCLUDE:

GARDEN

72' 0" x 28' 0" (21.95m x 8.53m) Patio area with rest laid to lawn.

OFF STREET PARKING

Drive to front for multiple vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

EV CHARGING POINT

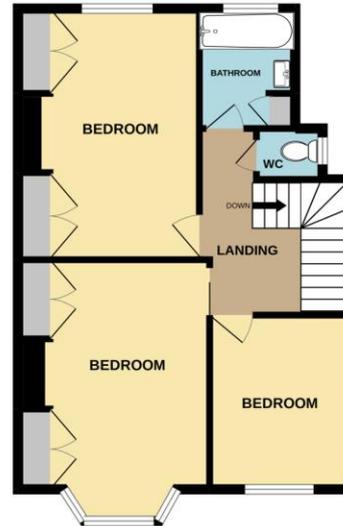
WATER FILTRATION SYSTEM

WATER SOFTNER SYSTEM



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1507 sq.ft. (149.3 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:

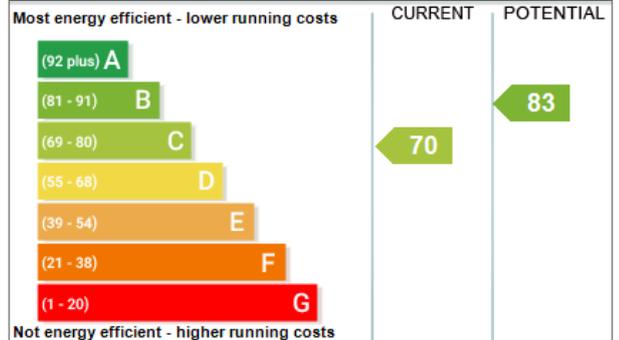
Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 37 Warren Road, ORPINGTON, BR6 6JF
RRN: 9261-3017-0206-1162-4204

Energy Rating



England & Wales

EU Directive
2002/91/EC



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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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