

THOMAS BROWN

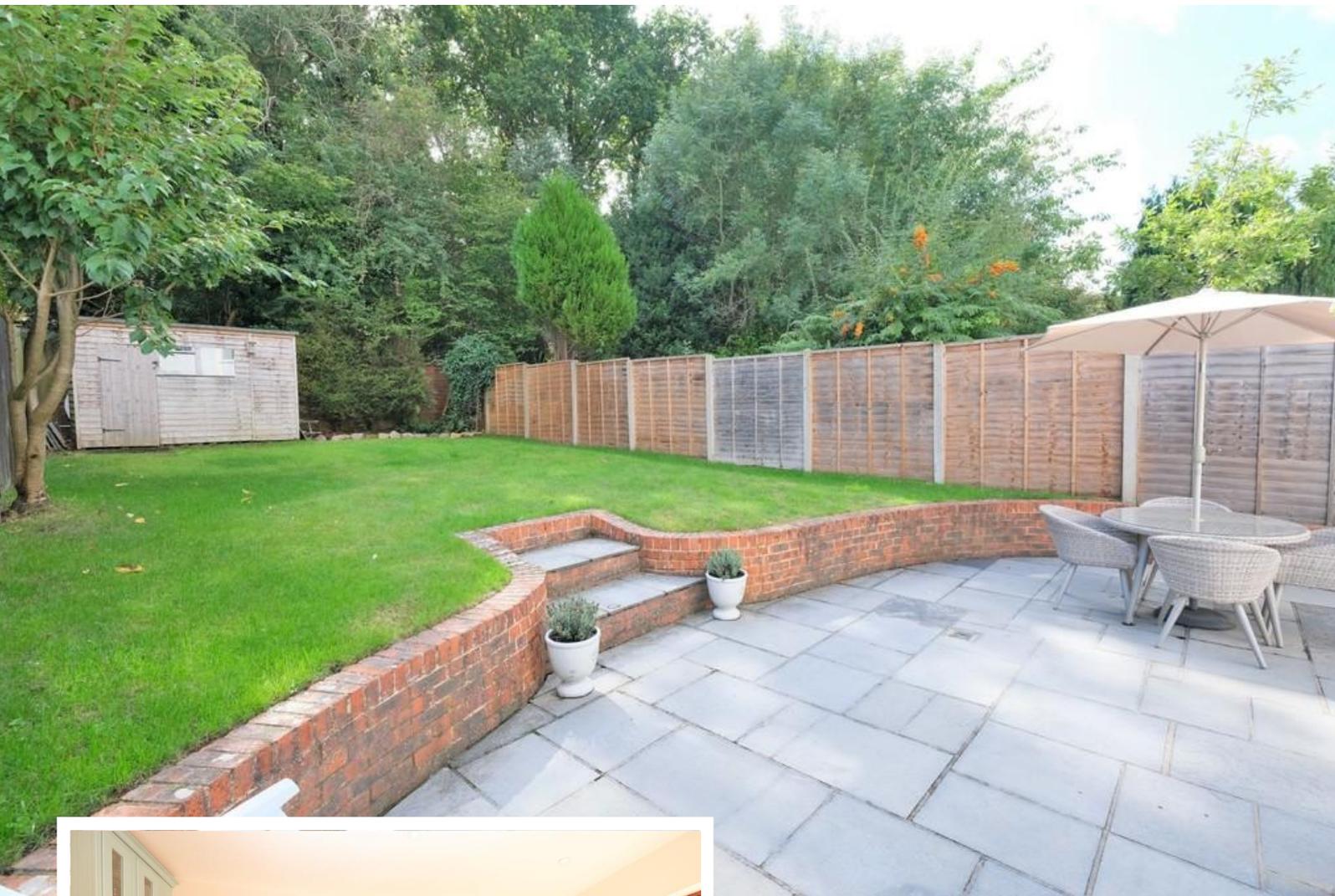
ESTATES



21 Spring Gardens, Orpington, BR6 6HJ **Asking Price: £750,000**

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Potential to Extend Further (STPP)
- Immaculately Presented, Overlooks Central Green
- Short Walk to Chelsfield Station





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, extended three bedroom two bathroom semi-detached house that must be viewed to fully appreciate the high specification and wonderful location on offer, situated within a few minutes walk of Chelsfield Station, local shops and Chelsfield Park and all located in a sought after quiet crescent overlooking a wonderful central green. The property is being offered with no forward chain and comprises; entrance hall, lounge, kitchen/diner that spans the rear of the property, family room, shower room and a utility room to the ground floor. To the first floor are three bedrooms, study/walk-in wardrobe and a modern family bathroom. Externally there is a south facing rear garden mainly laid to lawn with a patio area perfect for entertaining and alfresco dining and a block paved drive to the front for numerous vehicles. STPP the property could be extended further as many have done in the location. Spring Gardens is very well located for Chelsfield mainline station with its frequent and fast services to London. Education is well catered for with several highly regarded state and private schools within a ten-mile radius. There are many local parks including the High Elms Country Park, 'an area of outstanding natural beauty' ideal for walkers. The M25 may be joined at junction 4 for easy access to other major roads, Gatwick and other airports. Internal viewing is highly recommended to appreciate the location and standard of accommodation on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



FRONT

Block paved driveway with rest laid to lawn, covered entrance, overlooking green.

ENTRANCE HALL

Opaque composite door to front, double glazed window with shutters to side, laminate flooring, radiator.

LOUNGE

15' 02" x 12' 10" (4.62m x 3.91m) Double glazed bay window with shutters to front, laminate flooring, radiator.

KITCHEN/DINER

22' 11" x 12' 06" (6.99m x 3.81m) Range of matching wall and base unit with solid wood worktops over, one and a half ceramic sink and drainer, extractor hood, integrated under counter fridge, integrated dishwasher, space for cooker, skylight, double glazed window to rear, laminate and tiled flooring.



FAMILY ROOM

13' 06" x 9' 10" (4.11m x 3m) Laminate flooring, radiator.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, opaque double glazed window to front and side, tiled flooring, heated towel rail.

UTILITY ROOM

Base units with solid wood worktops over, stainless steel sink and drainer, space for fridge/freezer, space for washing machine, space for dryer, double glazed door to side, double glazed window to rear, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Opaque double glazed window to side, carpet, radiator.

BEDROOM 1

15' 10" x 12' 11" (4.83m x 3.94m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

13' 03" x 7' 07" (4.04m x 2.31m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

10' 04" x 8' 05" (3.15m x 2.57m) Double glazed window to rear, carpet, radiator.

STUDY/WALK-IN WARDROBE

6' 08" x 4' 07" (2.03m x 1.4m) Double glazed window to side, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath and shower attachment, opaque double glazed window to side, part tiled walls, tiled flooring.



OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

62' 0" (18.9m) Patio area with rest laid to lawn.

OFF-STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.1 sq.m.) approx.
While 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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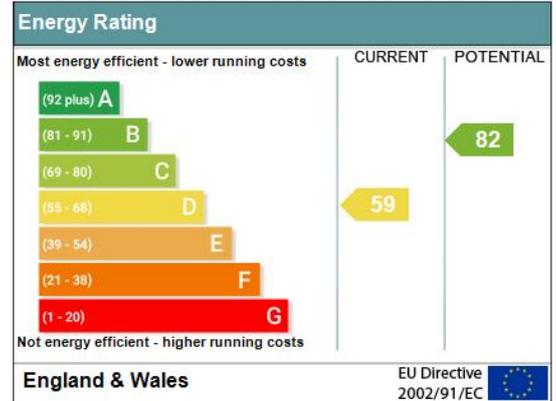
Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold

Address: 21 Spring Gardens, ORPINGTON, BR6 6HJ
RRN: 0161-3020-2201-5052-0204



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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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