

THOMAS BROWN

ESTATES

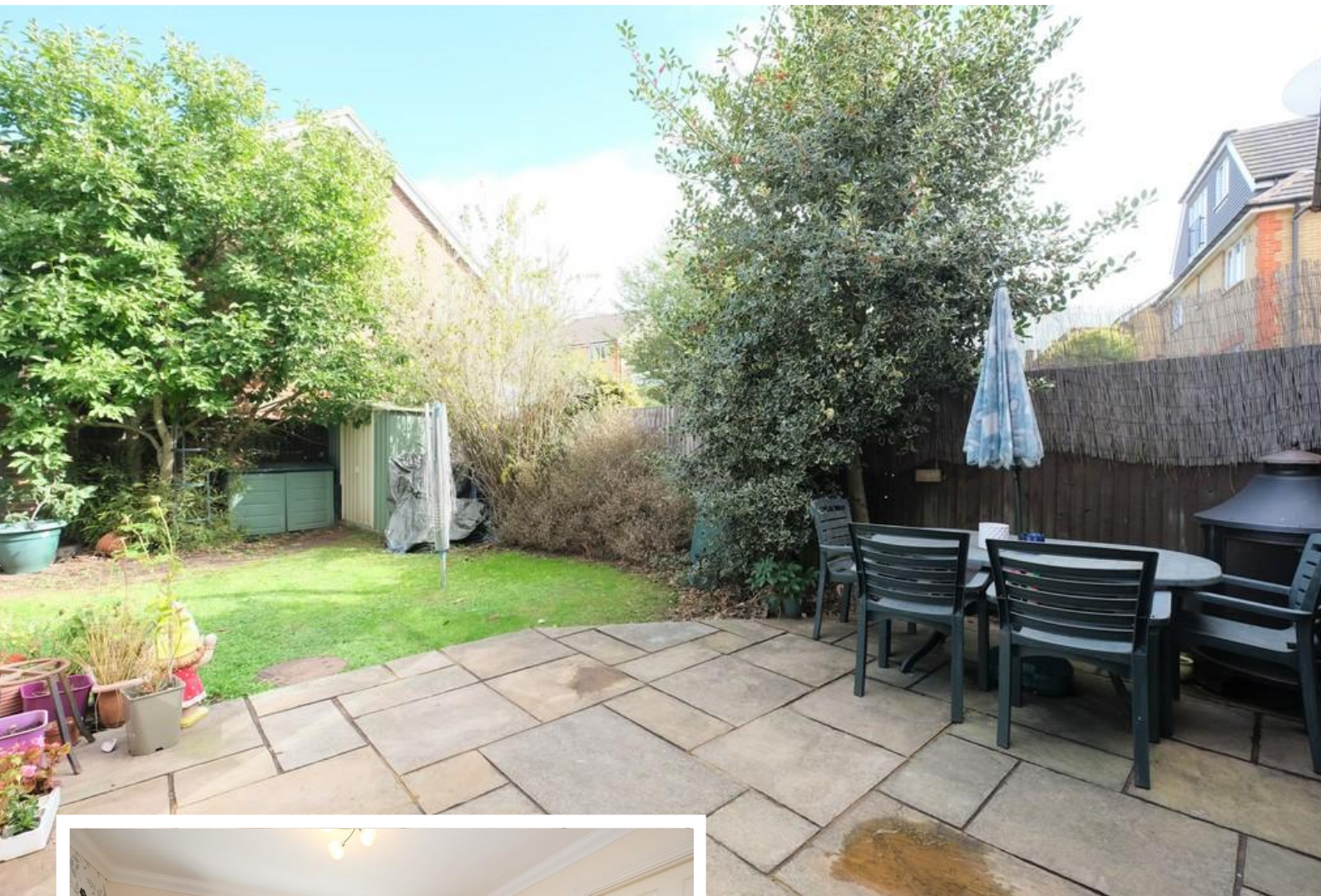


35 Tregony Road, Orpington, BR6 9XD

Asking Price: £775,000

- Extended 4 Bedroom Detached House
- 3 Reception Rooms & 3 Bathrooms
- Sought After Maples Development
- Well Located for Warren Road Primary School





Property Description

Thomas Brown Estates are delighted to offer this 1609sqft four bedroom, three reception room, three bathroom detached house situated on the ever popular Maples Development, boasting walking distance to Orpington Station and the ever popular Warren Road Primary School. The current owners have extended the property to the rear with a conservatory, converted the garage to the side and converted the loft space to provide a fantastic family home in a central location. The property comprises; entrance hall, lounge, dining room, family room, kitchen/breakfast room, conservatory, utility room and a WC to the ground floor. To the first floor are three bedrooms, with one benefitting from an en-suite shower room, and the family bathroom. To the second floor is a large landing that could be used as a study area and a spacious double bedroom with en-suite shower room. Externally there is a rear garden laid to lawn with a patio perfect for alfresco dining and entertaining and a drive to the front. Tregony Road is well located for local schools including Warren Road Primary, shops, bus routes and Orpington mainline station. Internal viewing is highly recommended to fully appreciate the quality of property on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



FRONT

Driveway with rest laid to lawn, mature hedge, covered entrance.

ENTRANCE HALL

Door to front, storage cupboard, understairs storage, laminate flooring, radiator.

LOUNGE

14' 8" x 10' 6" (4.47m x 3.2m) Double glazed window to front, French doors to dining room, laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM

13' 10" x 8' 10" (4.22m x 2.69m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, built in oven and gas hob with extractor over, space for fridge/freezer, space for dishwasher, double glazed window to rear, tile effect flooring, tiled splashback, radiator.

UTILITY ROOM

Range of matching wall and base units, space for washing machine and tumble dryer, double glazed opaque door to rear, laminate flooring.

DINING ROOM

10' 7" x 8' 9" (3.23m x 2.67m) Double glazed French doors to conservatory, laminate flooring, radiator.

CONSERVATORY

12' 7" x 12' 5" (3.84m x 3.78m) Brick base, double glazed windows to rear and side, double glazed French doors to side, laminate flooring.

FAMILY ROOM

14' 4" x 8' 10" (4.37m x 2.69m) Double glazed window to front, laminate flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed opaque window to front, tile effect flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to side, tile effect flooring, radiator.

BEDROOM 1

12' 5" x 10' 7" (3.78m x 3.23m) Built in wardrobes, double glazed window to front, carpet, radiator.

ENSUITE

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to front, carpet, radiator.

BEDROOM 3

10' 7" x 8' 0" (3.23m x 2.44m) Built in cupboard, double glazed window to rear, carpet, radiator.

BEDROOM 4

8' 11" x 8' 0" (2.72m x 2.44m) Double glazed window to rear, carpet, radiator.

STAIRS TO SECOND FLOOR LANDING

Landing large enough to be study area, built in storage, carpet, radiator, Velux window.

BEDROOM 2

18' 6" x 9' 0" (5.64m x 2.74m) Two double glazed windows to rear, carpet, two radiators.

ENSUITE

Low level WC, wash hand basin, shower cubicle, tiled flooring, heated towel rail, Velux window.

OTHER BENEFITS INCLUDE:

GARDEN

40' 0" (12.19m) Patio area with rest laid to lawn, mature shrubs.

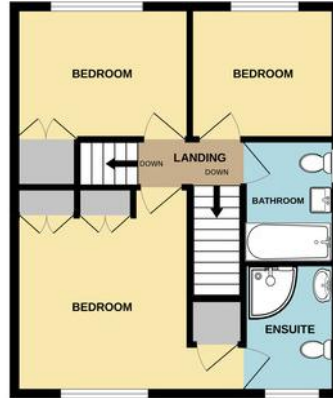
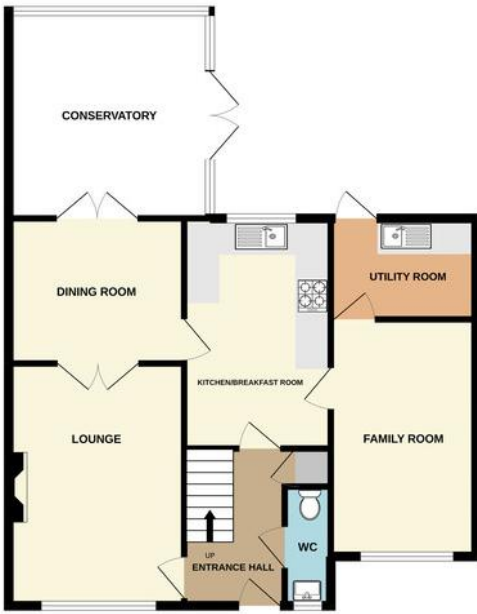
OFF STREET PARKING



GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.

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

2ND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 1609 sq.ft. (149.5 sq.m.) approx.

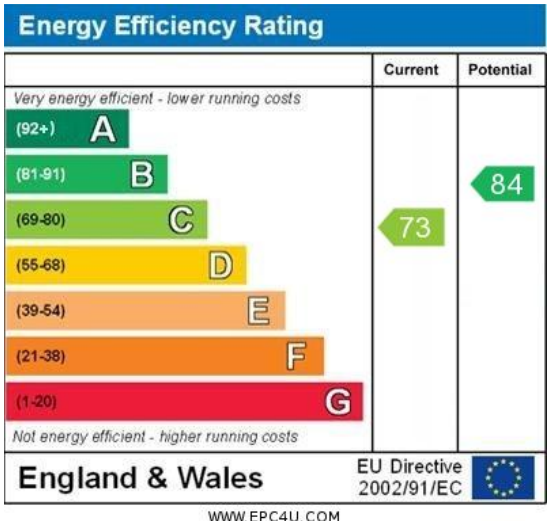
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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