

# THOMAS BROWN

ESTATES

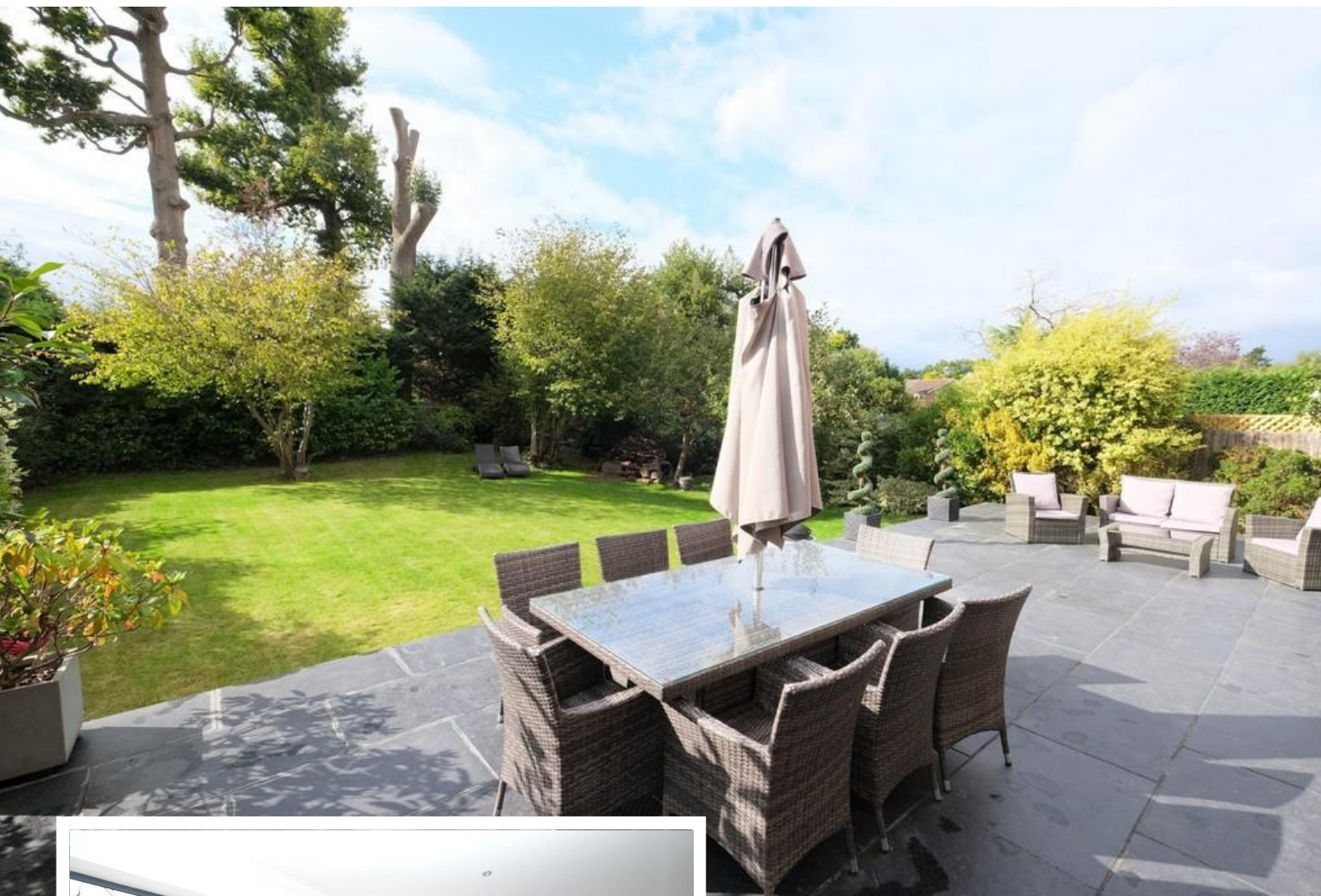


**15 Highwood Drive, Orpington, BR6 8HN**

**Asking Price: £1,100,000**

- High Specification 4/5 Bedroom Detached House
- Close to Orpington Station & Darrick Wood School
- Double Storey Rear Extended
- 2060sq ft (Approx.)





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, double storey rear extended 2060sqft four/five bedroom, four bathroom detached house that has been extended and refurbished to the highest of standards throughout by the current owners that must be viewed to be fully appreciated. The property is situated on the highly sought after Highwood Drive boasting walking distance to Orpington Station and Darriek Wood Schools. The accommodation comprises; large entrance hallway, fantastic 23'7x 21'09 kitchen/family room with two sets of bi-fold doors to the rear garden, sitting room/bedroom five with en-suite shower room, study, utility room and a WC to the ground floor. To the first floor are four bedrooms, two with en-suite shower rooms, and a family bathroom with jacuzzi bath and 'his and hers' sinks. Please note the master bedroom also boasts a Juliet balcony overlooking the large south westerly facing rear garden and a walk in wardrobe. Externally the property has a large rear garden mainly laid to lawn with raised patio, perfect for alfresco dining and entertaining, garage to the side and a driveway to the front. Highwood Drive is well located for local schools including Darriek Wood Primary and Secondary, Locksbottom High Street, Orpington Station and bus routes. Viewings are highly recommended to fully appreciate the quality of location and specification on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



#### FRONT

Driveway with rest laid to lawn, covered entrance.

#### ENTRANCE HALL

19' 6" (5.94m) Composite door and two opaque panels to front, herringbone flooring, radiator.

#### KITCHEN / FAMILY ROOM

23' 7" x 21' 9" (7.19m x 6.63m) Range of matching wall and base units with Quartz worktops and splashback, central island with breakfast bar, inset sink with mixer tap, integrated Neff oven and electric hob with extractor over, integrated Bosch dishwasher, integrated wine cooler, integrated Neff microwave, space for American fridge/freezer, wood burner, ladder style cupboard, two double glazed bi-fold doors to rear, herringbone flooring, three radiators.

#### UTILITY ROOM

Quartz worktops, Worcester Bosch Green-star combination boiler, space for washing machine, space for tumble dryer, wood effect flooring.

#### SITTING ROOM / BEDROOM 5

16' 5" x 8' 0" (5m x 2.44m) Double glazed window and shutters to front, herringbone flooring, radiator.

#### ENSUITE

Low level WC, wash hand basin, double shower cubicle with rainforest head and attachment, double glazed opaque window to side, wood effect flooring, heated towel rail.

#### STUDY

11' 4" x 7' 8" (3.45m x 2.34m) Double glazed window and shutters to front, herringbone flooring, radiator.

#### CLOAKROOM

Low level WC, wash hand basin, wood effect flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Bespoke staircase, storage cupboard, double glazed sash window to side, carpet.

#### BEDROOM 1

12' 4" x 11' 0" (3.76m x 3.35m) Double glazed window and French doors to rear leading to Juliet balcony, walk-in wardrobe, carpet, radiator.

#### ENSUITE

Low level WC, wash hand basin in vanity unit, double shower cubicle with rainforest head and side jets, double glazed opaque window to side, heated towel rail, wood effect flooring.

#### BEDROOM 2

12' 1" x 11' 4" (3.68m x 3.45m) Double glazed window and shutters to front, carpet, radiator.

#### ENSUITE

Low level WC, wash hand basin in vanity unit, double shower cubicle with rainforest head, attachment and side jets, double glazed opaque window to side, wood effect flooring, heated towel rail.

#### BEDROOM 3

12' 5" x 12' 2" (3.78m x 3.71m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 4

12' 3" x 6' 0" (3.73m x 1.83m) Double glazed window and shutters to front, carpet, radiator.

#### BATHROOM

Low level WC, his and hers sink in vanity unit, jacuzzi bath, double glazed opaque sash window to side, wood effect flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

81' 6" x 63' 5" (24.84m x 19.33m) (Approx.) Patio area with rest laid to lawn, mature shrubs and flower beds.

#### GARAGE

#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





This plan is for illustration purpose only - not to scale



**Construction: Standard**  
**Council Tax Band: F**  
**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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