

THOMAS BROWN

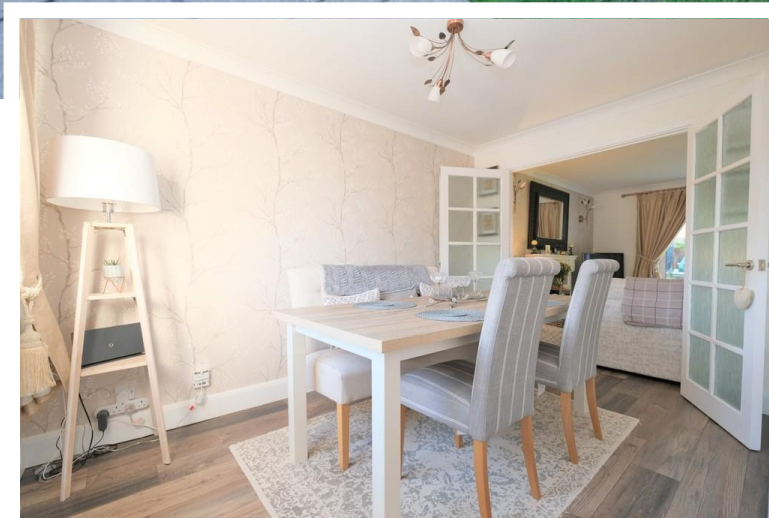
ESTATES



16 Warnford Road, Orpington, BR6 6LW Asking Price: **£775,000**

- 4 Bedroom Detached House
- Potential to Extend to Side & Rear (STPP)
- Immaculately Presented
- Close to Warren Road School & Chelsfield Station





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented four bedroom detached family home situated in a very quiet close located within walking distance to Warren Road Primary School and Chelsfield Station. The accommodation on offer comprises; entrance hallway, lounge, dining room, modern fitted kitchen and a WC to the ground floor. To the first floor are four bedrooms and a family bathroom. Externally there are very well maintained front and rear gardens, integral double garage and a large drive to the front for numerous vehicles. Please note STPP there is potential to extend to the rear, to the side and the ability to convert the garage as others have done in the location. Please call Thomas Brown Estates to book your appointment to view to fully appreciate the quality of road, specification and proximity to amenities on offer.



FRONT

Blocked paved driveway for numerous vehicles, part laid to lawn, covered entrance.

ENTRANCE HALL

Opaque double glazed door to front, double glazed window to front, under stairs cupboard, laminate flooring, radiator and cover.

LOUNGE

14'02" x 11'07" (4.32m x 3.53m) Double glazed sliding door to rear, laminate flooring, radiator.

DINING ROOM

11'06" x 7'11" (3.51m x 2.41m) French doors to Lounge, double glazed window to front, laminate flooring, radiator.

KITCHEN

11'07" x 8'11" (3.53m x 2.72m) Range of matching wall and base units with worktops over, one and a half sink, integrated induction hob with extractor over, integrated oven, integrated microwave, integrated under counter fridge and freezer, integrated dishwasher, plinth heater, breakfast bar, opaque double glazed door to side, double glazed window to rear, tiled flooring.

CLOAKROOM

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

UTILITY AREA

9'04" x 8'05" (2.84m x 2.57m) Space for washing machine, space for dryer, space for American fridge/freezer.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.

BEDROOM 1

11'11" x 11'06" (3.63m x 3.51m) Fitted wardrobes, double glazed window to front, carpet, radiator.



BEDROOM 2

11'08" x 8'11" (3.56m x 2.72m) Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

14'06" x 7'10" (4.42m x 2.39m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 4

8'09" x 7'06" (2.67m x 2.29m) Double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower over and attachment, opaque double glazed window to rear, part tiled walls, tiled flooring, under floor heating, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

48'0" x 41'0" (14.63m x 12.5m) Patio area with rest laid to lawn, mature flowerbeds.

OFF STREET PARKING FOR NUMEROUS VEHICLES

DOUBLE INTEGRAL GARAGE

17'08" x 17'07" (5.38m x 5.36m) (L shaped) Two up and over doors, door to rear, power and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR



1ST FLOOR

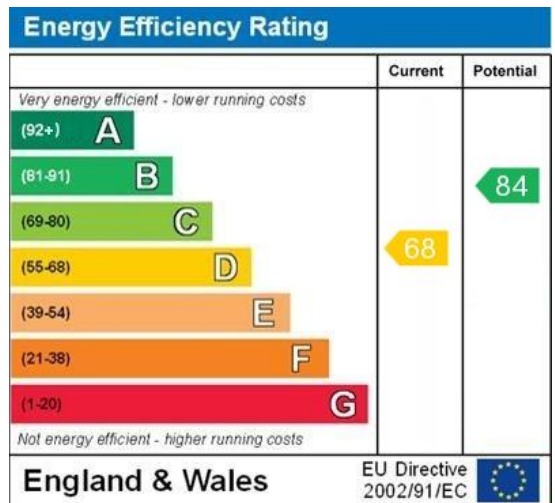
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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