

THOMAS BROWN

ESTATES

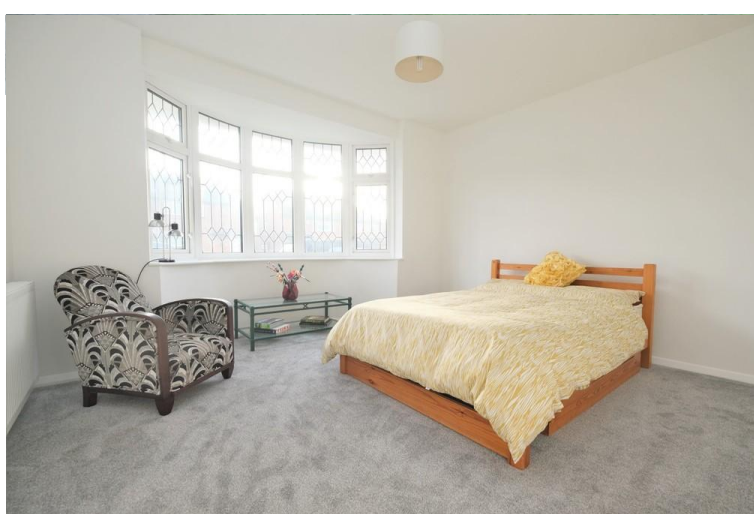


11 Eton Road, Orpington, BR6 9HD

Asking Price: £600,000

- 4 Double Bedroom, 2 Bathroom Detached Chalet Bungalow
- Deceptively Spacious (1748 Sqft), Very Well Presented
- No Forward Chain
- Close to Chelsfield Station & Local Schools





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and very well presented (1748 Sqft), must view four double bedroom two bathroom detached chalet bungalow, being offered to the market with no forward chain and a fantastic home office with plumbing. The property is centrally situated for many local amenities including walking distance to Chelsfield Station and Shops, The Highway Primary School, St. Olaves Secondary School and Goddington Park. The property comprises; entrance hall, 23' open plan lounge/dining room, kitchen/breakfast room, utility room, shower room, study and two double bedrooms to the ground floor. To the first floor are a further two double bedrooms including a spacious master bedroom with dressing area and an ensuite bathroom (with access to sizeable eaves storage). Externally there is a well presented rear garden mainly laid to lawn and a blocked paved drive to the front. To the rear/side is a fantastic home office with plumbing created by the current owner that could facilitate many uses, shed and a large games room (requires refurbishment) at the bottom of the garden. Eton Road is very well located for local schools including The Highway and the renowned St. Olaves and Newstead Woods grammar schools and Goddington Park. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and floor space on offer.



FRONT

Block paved driveway with rest laid to lawn, pathway to front door, side access to Home Office, mature shrubs.

ENTRANCE HALL

Opaque double glazed door to front, carpet, radiator.

LOUNGE/DINER

23' 02" x 14' 01" (7.06m x 4.29m) Two windows to side, window to rear, laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM

12' 05" x 10' 10" (3.78m x 3.3m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for dishwasher, breakfast bar, window to rear, vinyl flooring.

UTILITY ROOM

10' 02" x 9' 06" (3.1m x 2.9m) Base units with worktops over, one and a half sink and drainer, space for washing machine, double glazed door to side, double glazed window to side and rear, vinyl flooring.



BEDROOM 2

13' 03" x 12' 11" (4.04m x 3.94m) Double glazed bay window to front, carpet, radiator.

BEDROOM 3

10' 11" x 9' 06" (3.33m x 2.9m) Fitted wardrobe, double glazed window to side, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower, two opaque double glazed windows to side, vinyl flooring, heated towel rail.

STUDY

11' 07" x 11' 0" (3.53m x 3.35m) Double glazed window to front, carpet, radiator, stairs to first floor landing.

LANDING

Carpet.

BEDROOM 1

17' 01" x 13' 01" (5.21m x 3.99m) Large built in wardrobe, fitted wardrobes with vanity desk, window to rear, laminate flooring, radiator.



EN-SUITE

Low level WC, wash hand basin in vanity unit, bath, large eaves storage, storage cupboard, Velux window, tiled walls, tiled flooring, heated towel rail.

BEDROOM 4

10' 11" x 8' 0" (3.33m x 2.44m) Window to side, eaves storage, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

54' 0" (16.46m) (measured to Games Room) Mainly laid to lawn, mature shrubs.

HOME OFFICE

23' 01" x 7' 11" (7.04m x 2.41m) Lobby: Double glazed French doors to front, vinyl flooring.

Cloakroom: Low level WC, wash hand basin, opaque double glazed window to side, vinyl flooring.

Office space: Wash hand basin in vanity unit, opaque double glazed window to side, skylight, laminate flooring, two electric radiators.

GAMES ROOM

25' 02" x 17' 02" (7.67m x 5.23m) Door to front, windows to front, in need of refurbishment.

SHED

15' 02" x 7' 09" (4.62m x 2.36m) (attached to Home Office) Door to side, windows to side.

OFF STREET PARKING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



1304 sq ft (121.1 sq m) approx.

403 sq ft (37.3 sq m) approx.



TOTAL FLOOR AREA : 1748 sq ft (162.2 sq m) approx.

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors 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 for any prospective purchase. The services, systems and appliances shown have not been worked out or guaranteed, so their operability or efficiency can't be given.
Made with Hozonplan 12/2022

Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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