

# THOMAS BROWN

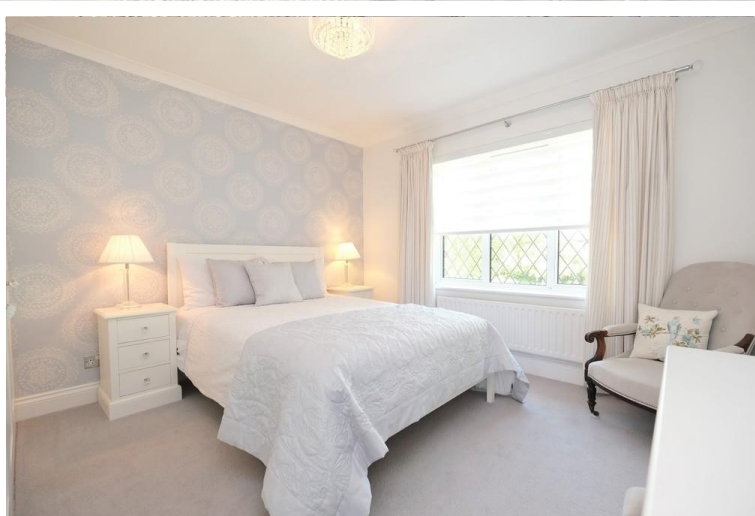
ESTATES



**26 Osgood Avenue, Orpington, BR6 6JT** **Asking Price: £785,000**

- 4 Bedroom, 2 Bathroom Detached House
- Close to Warren Road Primary School and Chelsfield Station
- Garage & Off Street Parking
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, 1234 sqft, high specification four bedroom two bathroom detached property, being offered to the market with no forward chain, situated at the end of a very quiet sought after close located within walking distance to Warren Road Primary School and Chelsfield Station. The accommodation on offer comprises; entrance porch and hallway, dual aspect lounge, dining room, modern fitted kitchen and a WC to the ground floor. To the first floor is a large landing providing access to four bedrooms with the master benefitting from an en-suite shower room, and a family bathroom with separate freestanding bath and shower. Externally there are very well maintained front and rear landscaped gardens, garage to the side and off street parking via the drive. Please note STPP there is potential to extend to the rear and the ability to knock the kitchen into the dining room 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

Low maintenance landscaped garden, shrubs, driveway with access to garage.

#### ENTRANCE PORCH

Double glazed French doors to front, double glazed window to side, tiled flooring.

#### ENTRANCE HALL

Double glazed door and opaque panel to front, tiled flooring, covered radiator.

#### LOUNGE

20' 6" x 10' 11" (6.25m x 3.33m) Feature fireplace, double glazed window to front, double glazed French doors to rear, two radiators.

#### DINING ROOM

14' 1" x 9' 11" (4.29m x 3.02m) Storage cupboard, double glazed French doors to rear, tiled flooring, covered radiator.



#### KITCHEN

9' 10" x 7' 7" (3m x 2.31m) Range of matching wall and base units with worktops over, one and a half bowl ceramic sink, integrated double oven, integrated 5 ring gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, double glazed window to front, tiled flooring, tiled splashback.

#### CLOAKROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed window to rear, carpet, covered radiator.

#### BEDROOM 1

11' 6" x 10' 11" (3.51m x 3.33m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### ENSUITE SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle with rainforest head, side jets and attachment, Velux window, tiled floor, part tiled walls, heated towel rail.



#### BEDROOM 2

10' 10" x 9' 11" (3.3m x 3.02m) Fitted wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 3

8' 8" x 7' 11" (2.64m x 2.41m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 4 / OFFICE

7' 4" x 6' 9" (2.24m x 2.06m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, freestanding bath, shower cubicle, double glazed opaque window to side, tiled flooring, part tiled walls, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

33' 0" x 31' 11" (10.06m x 9.73m) Low maintenance and landscaped, flower beds, shed, side access.

#### GARAGE

Electric roller door to front, window and door to side.

#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



GROUND FLOOR  
697 sq.ft. (64.8 sq.m.) approx.

1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.7 sq.m.) approx.

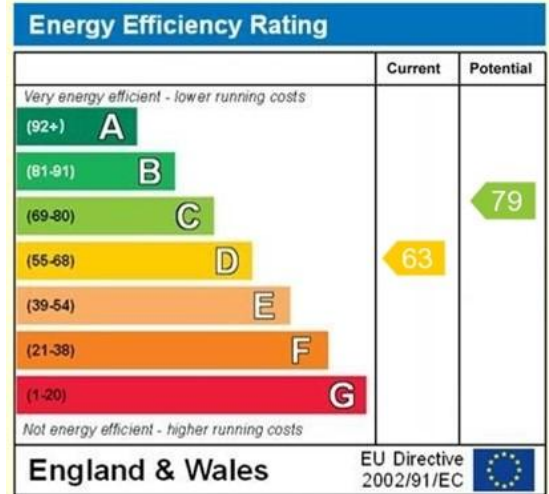
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix 02022

## Other Information:

**Council Tax Band:** F

**Construction:** Standard

**Tenure:** Freehold



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

www.thomasbrownestates.co.uk  
sales@thomasbrownestates.co.uk

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

**THOMAS BROWN**  
ESTATES