

THOMAS BROWN

ESTATES



9 King Henry Mews, Orpington, BR6 6NP **Asking Price: £690,000**

- Originally 4 Bedroom, 2 Bathroom Detached House
- Close to Warren Road School & Chelsfield Station
- Very Quiet Close
- No Forward Chain





Property Description

*****CALL FOR IMMEDIATE ACCESS***** Thomas Brown Estates are delighted to offer this four bedroom two bathroom detached family home, being offered to the market with no forward chain, situated in a very quiet close located within walking distance to Warren Road Primary School and Chelsfield Station. Please note the property was constructed with four bedrooms, the current layout being three bedrooms and a dressing room, with a stud wall the original layout could be created again very easily. The accommodation on offer comprises; entrance hallway, lounge, dining room, kitchen and a WC to the ground floor. To the first floor are three bedrooms, dressing room (fourth bedroom), family bathroom and ensuite to bedroom one. Externally there is a low maintenance rear garden, garage to the side and driveway to the front. Please note STPP there is potential to extend to the rear, convert the garage and/or 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 and proximity to amenities on offer.





FRONT

Driveway, low maintenance garden, flower beds, access to garage.

ENTRANCE HALL

Double glazed door and double glazed opaque panel to side, laminate flooring, radiator.

LOUNGE

19' 11" x 17' 11" (6.07m x 5.46m) (measured at maximum) Understairs cupboard, double glazed window and double glazed sliding door to rear, carpet, two radiators.

DINING ROOM

11' 8" x 8' 5" (3.56m x 2.57m) Double glazed window to front, carpet, radiator.



KITCHEN

9' 10" x 9' 0" (3m x 2.74m) Range of matching wall and base units with worktops over, double sink and drainer, space for cooker, space for washing machine, space for fridge/freezer, space for dishwasher, double glazed window to front, tiled walls, vinyl flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, part tiled walls, carpet, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet, radiator.

BEDROOM 1

16' 8" x 10' 0" (5.08m x 3.05m) (measured at maximum). Built in wardrobe, double glazed window to rear, carpet, radiator.



ENSUITE

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, carpet.

DRESSING ROOM

13' 7" x 7' 6" (4.14m x 2.29m) Originally a bedroom. Fitted and built in wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 2

8' 9" x 8' 5" (2.67m x 2.57m) Double glazed window to front, carpet, radiator.

BEDROOM 3

9' 2" x 6' 11" (2.79m x 2.11m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to side, tiled walls, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

33' 0" x 30' 0" (10.06m x 9.14m) Low maintenance paved area with flower beds, shed, side access.

GARAGE

17' 11" x 8' 3" (5.46m x 2.51m) Electric up and over door, power and light, door to side, window to side.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 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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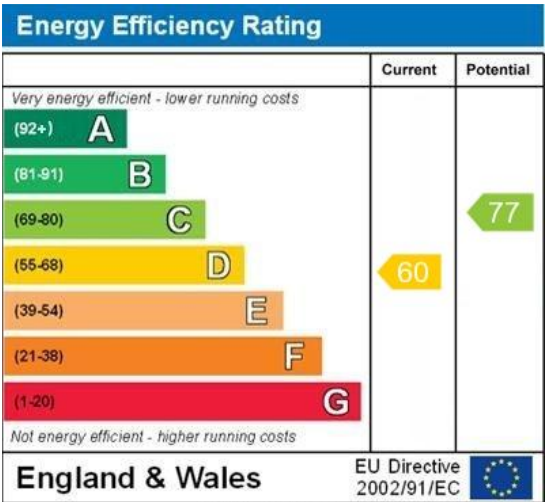


Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold



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