

THOMAS BROWN

ESTATES

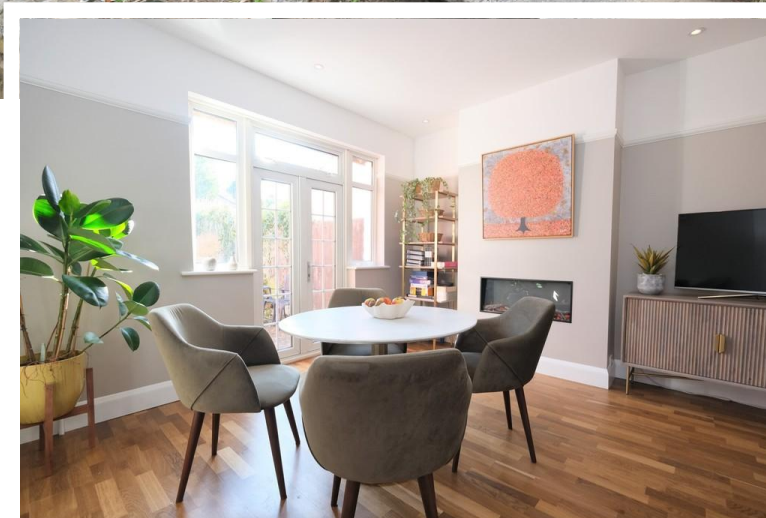


41 High Beeches, Orpington, BR6 6EE

Offers IEO: £734,000

- 5 Bedroom, 2 Bathroom Semi-Detached House
- Extensively & Recently Modernised
- Modern Fitted Kitchen & Bathrooms
- Close to Chelsfield Station, Sought After Schools





Property Description

Thomas Brown Estates are delighted to offer this must view, recently and extensively modernised five bedroom two bathroom semi-detached property situated on the ever popular High Beeches, boasting close proximity to Chelsfield Station and many sought after local schools. The property comprises: entrance hall, living room, dining room, modern fitted kitchen, study/bedroom five and a wet room style shower room to the ground floor. To the first floor is a large landing providing access to four double bedrooms and the family bathroom. Externally there is a well kept rear garden mainly laid to lawn, garage to the side/rear and off street parking to the front of the property via the new driveway. Internal viewing is highly recommended to appreciate the standard of location and specification on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



FRONT

Resin driveway, laid to lawn, external electricity sockets (could be used for electric car charging or outdoor lighting), access to garage.

ENTRANCE HALL

Opaque composite door to side, opaque panel to side, tiled flooring, radiator.

LOUNGE

16'03" x 12'04" (4.95m x 3.76m) Gas fireplace, fitted storage, double glazed bay window with shutters to front, engineered wood flooring, under floor heating, radiator.

DINING ROOM

13'07" x 12'05" (4.14m x 3.78m) Integrated electric fire, under stairs storage cupboard with lighting and electricity sockets, double glazed French doors to rear, double glazed window to rear, engineered wood flooring, radiator.

KITCHEN

11'06" x 10'0" (3.51m x 3.05m) Range of matching wall and base units with solid wood worktops over, integrated gas hob with extractor over, integrated double oven/grill, integrated fridge/freezer, integrated washing machine, integrated dishwasher, glass splashback, double glazed door to rear, double glazed window to rear, tiled flooring, radiator.

BEDROOM 5/STUDY

10'11" x 7'11" (3.33m x 2.41m) Double glazed bay window with shutters to front, engineered wood flooring, under floor heating, radiators.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, walk-in shower with Rainforest head and attachment, two opaque double glazed windows to side, tiled walls, tiled flooring, under floor heating, heated mirror cabinet with speakers and demister, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Runner carpet to stairs, storage cupboard, carpet, radiator.

BEDROOM 1

16'10" x 12'02" (5.13m x 3.71m) Fitted wardrobes, double glazed bay window with shutters to front, carpet, radiators.

BEDROOM 2

16'08" x 7'10" (5.08m x 2.39m) Double glazed windows to front and side, carpet, radiator.

BEDROOM 3

12'05" x 7'10" (3.78m x 2.39m) (measurement not including wardrobes) Built in handle free wardrobes, double glazed windows to side and rear, carpet, radiator.

BEDROOM 4

12'02" x 7'01" (3.71m x 2.16m) Fitted bookcase, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and attachment, opaque double glazed window to side, tiled walls, tiled flooring, wi-fi connected large infra-red heated mirror, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

68'0" (20.73m) Patio area with rest laid to lawn, mature shrubs.

GARAGE

18'05" x 8'0" (5.61m x 2.44m) Double doors to front, door to side, double glazed window to rear, electricity sockets, lighting.

OFF STREET PARKING

DOUBLE GLAZING

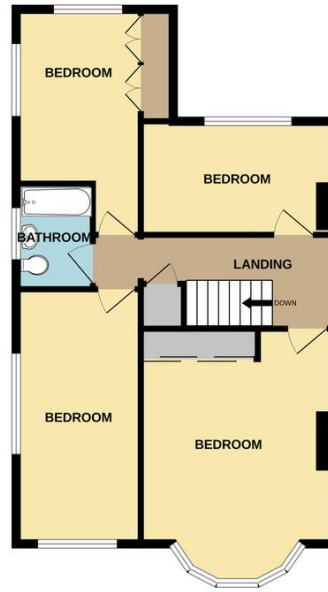
CENTRAL HEATING SYSTEM



GROUND FLOOR
767 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1401 sq.ft. (130.1 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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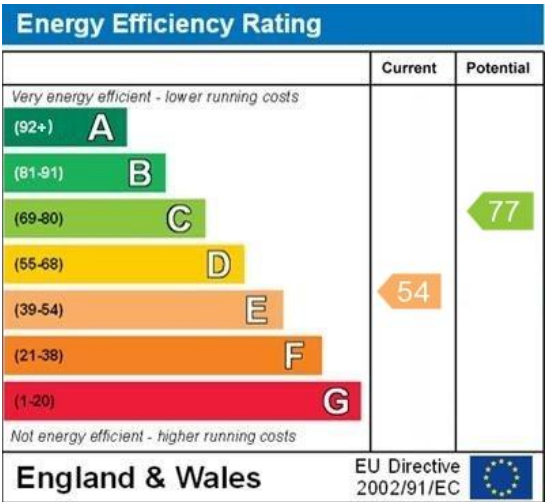


Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold



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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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