

# THOMAS BROWN

ESTATES



**5 Keswick Road, Orpington, BR6 0EU**

**Asking Price: £895,000**

- 4 Bedroom, 2 Bathroom Detached House
- Sought After Knoll Area
- Modern Fitted Kitchen/Breakfast Room
- Close to Orpington High Street & Station





## Property Description

Thomas Brown Estates are delighted to offer this four bedroom two bathroom detached property situated in the heart of the ever sought after and prestigious Knoll area of Orpington, this being a quiet yet highly convenient location for Orpington High Street and Station. The accommodation on offer comprises; entrance porch and hallway, open plan lounge and garden room, modern fitted kitchen/breakfast room, dining room, utility area and a WC to the ground floor. To the first floor there are four bedrooms with the master benefitting from an ensuite boasting a separate bath and shower, and a family shower room. Externally there are very well maintained and secluded front and side gardens with a courtyard style rear garden that is perfect for entertaining and alfresco dining. To the front is a driveway, with a brick built garage with vehicular access to the rear via Lamorna Close. Keswick Road is an easy walk to Orpington High Street and Orpington Station, local bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the standard of accommodation and location on offer.



#### FRONT

Driveway with rest laid to lawn, mature shrubs and flowerbeds.

#### ENTRANCE PORCH

Opaque double glazed door and opaque double glazed panel to front, tiled flooring.

#### ENTRANCE HALL

Storage cupboard, tiled flooring, radiator.

#### LOUNGE

16' 07" x 12' 04" (5.05m x 3.76m) Open fireplace, double glazed window to front, wooden flooring, radiator.

#### GARDEN ROOM

12' 05" x 8' 11" (3.78m x 2.72m) Open plan to Lounge, double glazed sliding door to rear, tiled flooring, radiator.

#### DINING ROOM

17' 08" x 8' 05" (5.38m x 2.57m) Double glazed window to front, feature window to side, wooden flooring, radiator.

#### KITCHEN/BREAKFAST ROOM

19' 04" x 11' 03" (5.89m x 3.43m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half sink, integrated gas hob with extractor over, integrated double oven, space for fridge/freezer, space for dishwasher, two double glazed windows to rear, tiled flooring, radiator.

#### UTILITY ROOM

22' 01" x 4' 04" (6.73m x 1.32m) Stainless steel sink, space for fridge/freezer, space for washing machine, space for dryer, door to rear.

#### CLOAKROOM

Low level WC, wash hand basin, opaque double glazed window to front, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Large cupboard or walk-in wardrobe, airing cupboard, carpet.

#### BEDROOM 1

13' 01" x 12' 05" (3.99m x 3.78m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### EN-SUITE

10' 06" x 6' 02" (3.2m x 1.88m) Low level WC, wash hand basin, bidet, shower, two opaque double glazed windows to front, tiled walls, vinyl flooring, radiator.

#### BEDROOM 2

15' 02" x 11' 07" (4.62m x 3.53m) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

14' 10" x 8' 09" (4.52m x 2.67m) Double glazed window to front and side, carpet, radiator.

#### BEDROOM 4

8' 08" x 7' 09" (2.64m x 2.36m) (measurement not including wardrobe) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### SHOWER ROOM

8' 01" x 8' 0" (2.46m x 2.44m) Low level WC, wash hand basin, double shower with Rainforest head and attachment, opaque double glazed window to rear, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

49' 0" x 30' 0" (14.94m x 9.14m) (measured at maximum) Courtyard style, low maintenance, fishpond, mature shrubs and flowerbeds.

#### SIDE GARDEN

27' 0" x 26' 0" (8.23m x 7.92m) (measured at maximum) Paved area with rest laid to lawn, mature flowerbeds.

#### GARAGE

23' 0" x 11' 05" (7.01m x 3.48m) Brick built, door to side, opaque window to rear, power and light, storage shed to side.

#### VEHICULAR ACCESS

Behind property from Lamorna Close, rollerblind Garage door to rear.

#### OFF STREET PARKING

#### DOUBLE GLAZING

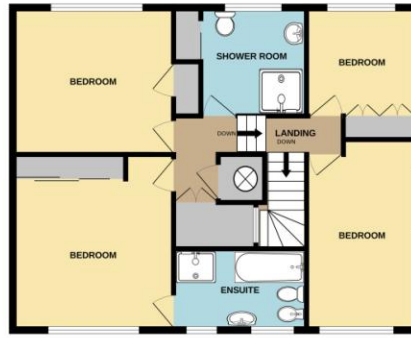
#### CENTRAL HEATING SYSTEM



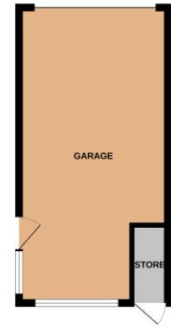
GROUND FLOOR  
902 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR  
792 sq.ft. (72.7 sq.m.) approx.



OUTBUILDING  
293 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 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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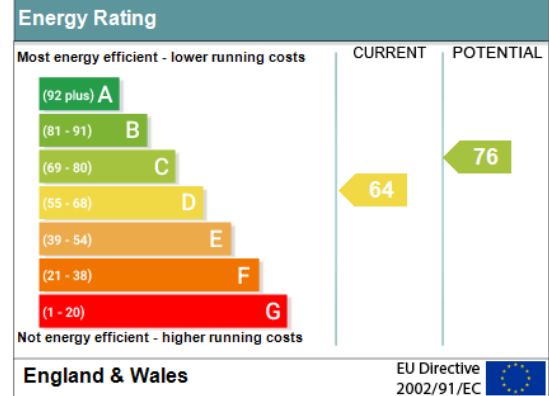
## Other Information:

**Council Tax Band:** G

**Construction:** Standard

**Tenure:** Freehold

Address: 5 Keswick Road, ORPINGTON, BR6 0EU  
RRN: 6037-4327-0200-0237-5226



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