

THOMAS BROWN

ESTATES



6 Waring Close, Orpington, BR6 6DP

Asking Price: £750,000

- 5 Double Bedroom Detached House
- Immaculately Presented, 1756 Sqft
- No Forward Chain
- Close to Chelsfield Station & Glentrammon Park





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented five double bedroom detached property situated at the end of a quiet close boasting a floor space of approx. 1756sqft, being offered to the market with no forward chain and close proximity to Chelsfield Station, local schools and Glentrammon Park. The property comprises: spacious entrance hall with custom storage, dual aspect lounge with direct access to the rear garden, modern fitted kitchen, dining room, bedroom 5/study and a WC to the ground floor. To the first floor are four double bedrooms and the family bathroom with separate bath and shower. Externally there is a secluded rear garden mainly laid to lawn, integral garage and a driveway to the front. The property is well located for many sought after schools, Chelsfield Station and local shopping facilities which can be found in Green Street Green, Chelsfield and Orpington Town Centre. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location, specification and floor space on offer.



FRONT

Driveway with rest laid to lawn, mature flowerbeds.

ENTRANCE HALL

Opaque double glazed door to front, opaque double glazed window to front, under stairs storage cupboard, storage cupboard, wood effect flooring, radiator.

LOUNGE

21' 0" x 12' 0" (6.4m x 3.66m) Double glazed French doors to rear, double glazed window to front, wood effect flooring, two radiator.

KITCHEN

11' 11" x 8' 04" (3.63m x 2.54m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated electric hob with extractor over, integrated double oven, space for fridge/freezer, space for washing machine, space for slimline dishwasher, double glazed window to front, wood effect flooring, radiator.

DINING ROOM

12' 0" x 11' 09" (3.66m x 3.58m) Double glazed window to rear, wood effect flooring, radiator.

CLOAKROOM

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

INNER HALL

Opaque double glazed door to front, double glazed door to side, double glazed window to rear.

BEDROOM/STUDY

11' 04" x 9' 08" (3.45m x 2.95m) Double glazed window to rear, wood effect flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet.

BEDROOM 1

14' 04" x 12' 0" (4.37m x 3.66m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 0" x 11' 03" (3.66m x 3.43m) Double glazed window to front, carpet, radiator.

BEDROOM 3

12' 0" x 9' 05" (3.66m x 2.87m) Double glazed window to rear, carpet, radiator.

BEDROOM 4

12' 0" x 8' 06" (3.66m x 2.59m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath, shower, three opaque double glazed windows to front, part tiled walls, wood effect flooring.

OTHER BENEFITS INCLUDE:

GARDEN

Mainly laid to lawn, side access.

INTEGRAL GARAGE

16' 01" x 8' 07" (4.9m x 2.62m) Up and over door to front, door to side.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



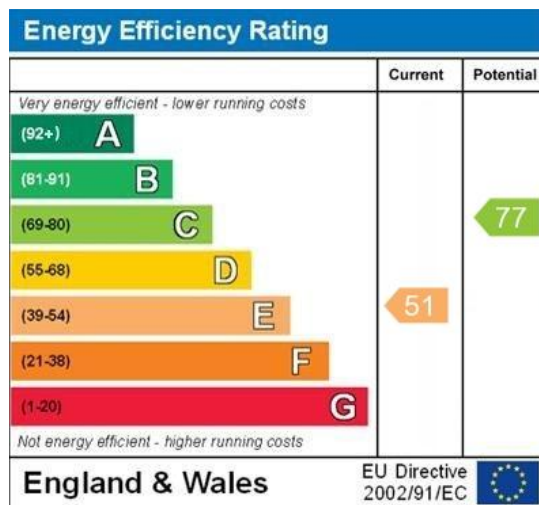


Other Information:

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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