

THOMAS BROWN

ESTATES



57 Elm Grove, Orpington, BR6 0AA

Asking Price: £699,995

- 3 Bedroom Detached House
- Open Plan Lounge/Diner
- Highly Desirable Knoll Location
- Walking Distance to Orpington High Street & Station





Property Description

****CALL FOR IMMEDIATE ACCESS**** Thomas Brown Estates are delighted to offer this three bedroom detached property situated in a prime road within minutes of Orpington High Street & Station in the highly sought after 'Knoll' area of Orpington. The accommodation on offer comprises; entrance hallway, open plan lounge/dining room with direct access to the rear garden, kitchen and a WC to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is a rear garden mainly laid to lawn with a decked area perfect for alfresco dining, large wooden 'cabin' perfect for a gym/home office and a driveway to the front. Elm Grove 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 location on offer.



FRONT

Block paved driveway for numerous vehicles.

ENTRANCE HALL

Wooden door to front, two double glazed panels to front, wooden flooring.

LOUNGE/DINER

20' 05" x 15' 05" (6.22m x 4.7m) Double glazed French doors to rear, double glazed window to rear, double glazed panel to side, wooden flooring, two radiators.

CLOAKROOM

Low level WC, double glazed window to side.

KITCHEN

11' 03" x 9' 10" (3.43m x 3m) Range of matching wall and base units with solid wood worktops over, butler sink, extractor fan, integrated dishwasher, space for Range style cooker, space for American fridge/freezer, space for washing machine, double glazed door to side, double glazed window to front and side, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Range of fitted wardrobes, carpet.

BEDROOM 1

17' 11" x 8' 03" (5.46m x 2.51m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

13' 11" x 8' 02" (4.24m x 2.49m) Double glazed window to front, carpet, radiator.

BEDROOM 3

8' 05" x 6' 11" (2.57m x 2.11m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath, double glazed window to front, tiled walls, tile effect flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

Decked area, patio area with rest laid to lawn.

Summerhouse/Office: 14'10" x 14'06".

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



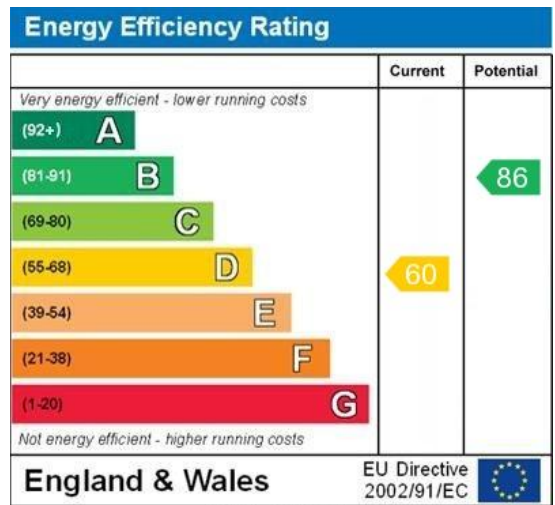


Other Information:

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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