

THOMAS BROWN

ESTATES



4 Crofton Avenue, Orpington, BR6 8DU

Fixed Price: £833,000

- 4 Bedroom Detached House
- Fantastic Potential Extend (STPP)
- Sought After Location
- Close to Orpington Station & Darrick Wood Schools





Property Description

Thomas Brown Estates are delighted to offer this four bedroom detached property situated in a highly sought after location within walking distance to Orpington Station and Darrick Wood Schools. STPP there is potential to extend across the rear and/or convert the garage as others have done in the local area. The accommodation comprises; entrance hallway, spacious lounge, dining room, modern fitted kitchen, study and a WC to the ground floor. To the first floor is a landing providing access to four bedrooms (master boasting a shower area) and the family bathroom. Externally the property has a well kept rear garden mainly laid to lawn with a workshop and a patio, perfect for alfresco dining and entertaining, integral garage to the side and a driveway to the front. Crofton Avenue is well located for local schools including Darrick Wood Primary and Secondary, Locksbottom High Street, Orpington Station and bus routes. Viewings are highly recommended to fully appreciate the quality of location on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



FRONT
Driveway, mature flowerbeds.

ENTRANCE HALL
Double glazed door to front, opaque double glazed panel to front, carpet, radiator.

LOUNGE
16' 11" x 13' 11" (5.16m x 4.24m) Double glazed windows to rear, carpet, radiator.

KITCHEN
10' 11" x 8' 06" (3.33m x 2.59m) Range of matching wall and base units with worktops over, ceramic sink and drainer, space for cooker, space for under counter fridge, space for washing machine, space for dishwasher, tiled splashback, double glazed door to side, double glazed window to front, vinyl flooring, radiator.

DINING ROOM
12' 10" x 8' 0" (3.91m x 2.44m) Double glazed sliding doors to rear, double glazed window to side, carpet, radiator.

STUDY
9' 10" x 8' 08" (3m x 2.64m) Two double glazed windows to side, laminate flooring, radiator.

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

STAIRS TO FIRST FLOOR LANDING
Carpet.

BEDROOM 1
13' 10" x 12' 11" (4.22m x 3.94m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

EN-SUITE
Concealed by wardrobes, wash hand basin, shower, carpet.

BEDROOM 2
11' 11" x 8' 09" (3.63m x 2.67m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 3
10' 10" x 7' 11" (3.3m x 2.41m) Double glazed window to front, carpet, radiator.

BEDROOM 4
8' 10" x 8' 09" (2.69m x 2.67m) Double glazed window to rear, carpet, radiator.

BATHROOM
Low level WC, wash hand basin, bath, opaque double glazed window to side, tiled walls, tile effect flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN
60' 0" x 30' 0" (18.29m x 9.14m) Patio area with rest laid to lawn, side access, flowerbeds.

INTEGRAL GARAGE
17' 10" x 8' 01" (5.44m x 2.46m) Up and over door, space for fridge/freezer, power and light.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



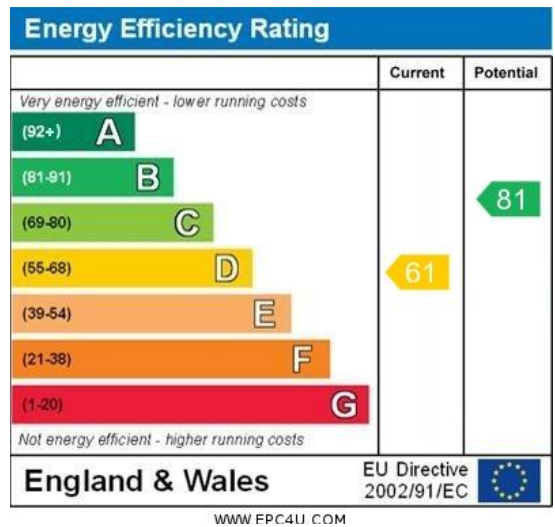


Other Information:

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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