

THOMAS BROWN

ESTATES

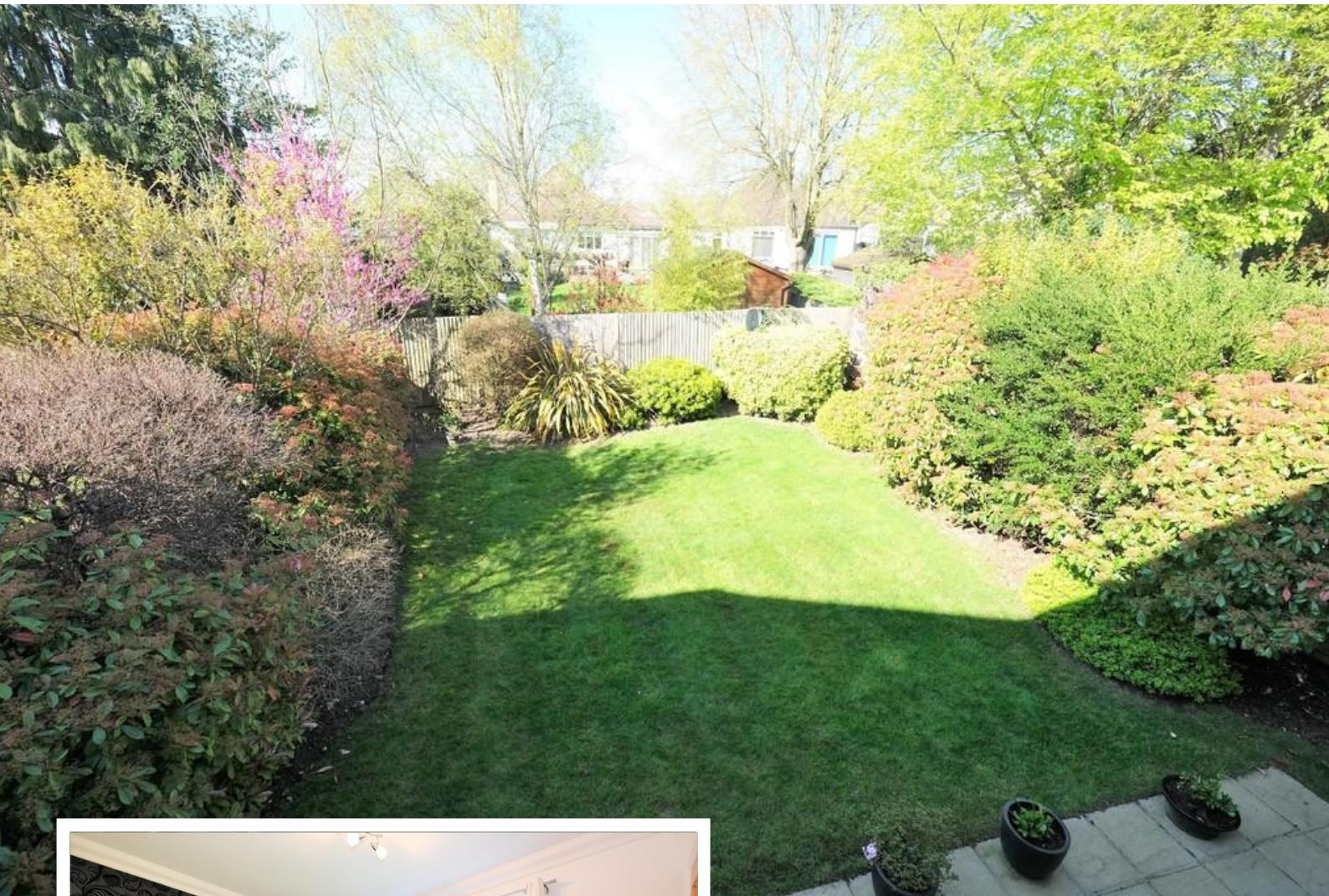


9 Abbey Close, Orpington, BR6 9BF

Asking Price: £800,000

- 5 Bedroom, 3 Bathroom Detached House
- Spacious & Very Well Presented
- Executive Gated Close
- Close to Chelsfield Station & Local Schools





Property Description

Thomas Brown Estates are delighted to offer this spacious and very well presented, five bedroom three bathroom detached modern style property, set within an executive gated close off of Charterhouse Road, providing easy access to Chelsfield Station and local schools such as St Olaves and The Highway. The accommodation on offer comprises; entrance hall, modern fitted kitchen/breakfast room, large lounge leading to the rear garden and a WC to the ground floor. To the first floor, there is a landing giving access to four bedrooms, one with en-suite and a family bathroom. To the second floor is a spacious master suite, including bedroom with en-suite shower room and a walk-in wardrobe. Externally there is a garden to the rear mainly laid to lawn with a patio perfect for alfresco dining and entertaining, drive to the front and a garage. STPP there is also scope to extend across the rear. Abbey Close is well located for local schools, shops, bus routes, parks and Chelsfield mainline station. Please call Thomas Brown Estates to arrange an appointment to view.





FRONT
Gated community, driveway.

ENTRANCE HALL
Door to front, coconut door mat, double glazed window to side, carpet, radiator.

LOUNGE/DINER
16' 09" x 15' 08" (5.11m x 4.78m) Double glazed French doors to rear, double glazed window to side and rear, carpet, radiator.

KITCHEN/BREAKFAST ROOM
16' 07" x 8' 01" (5.05m x 2.46m) Range of matching wall and base units with worktops over, one and a half sink, integrated gas hob with extractor over, integrated double oven, integrated fridge/freezer, integrated dishwasher, space for table and chairs, double glazed window to front, tiled flooring, radiator.

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

STAIRS TO FIRST FLOOR LANDING
Storage cupboard, carpet, radiator.

BEDROOM 2
Built in wardrobe, double glazed window to rear, carpet, radiator.

EN-SUITE
Low level WC, wash hand basin, shower, double glazed window to side, tiled flooring, heated towel rail.

BEDROOM 3
11' 11" x 8' 09" (3.63m x 2.67m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 4
12' 03" x 8' 06" (3.73m x 2.59m) Double glazed window to front, carpet, radiator.

BATHROOM
Low level WC, wash hand basin in vanity unit, bath with shower over, opaque double glazed window to front, tiled walls, tiled flooring, heated towel rail.

BEDROOM 5
10' 11" x 8' 0" (3.33m x 2.44m) Double glazed window to front, carpet, radiator.

STAIRS
Carpet.

BEDROOM 1
15' 09" x 12' 03" (4.8m x 3.73m) Double glazed window to front, carpet, radiator.

EN-SUITE
Low level WC, wash hand basin in vanity unit, shower, part tiled walls, tiled flooring, heated towel rail.

WALK-IN WARDROBE
Fitted furniture, Velux window to rear, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARAGE
Space for washing machine, space for dryer.

GARDEN
38' 0" x 35' 0" (11.58m x 10.67m) Patio area with rest laid to lawn, mature shrubs.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





Whilst every attempt has been made to ensure the accuracy of the floor plan 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:

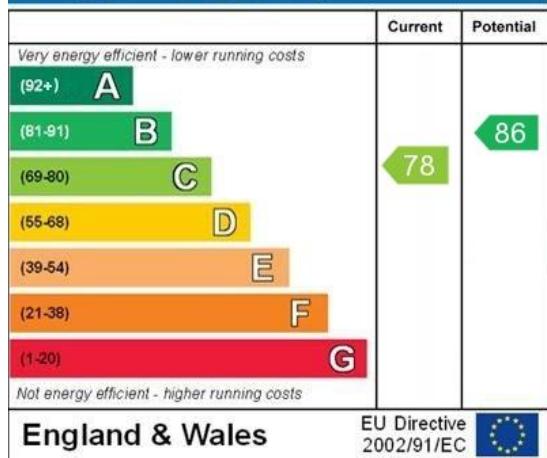
Council Tax Band: G

Construction: Standard

Tenure: Freehold

Road Maintenance Charge: £400-£500 PA.

Energy Efficiency Rating



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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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk

sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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