

THOMAS BROWN

ESTATES



211 Warren Road, Orpington, BR6 6ES **Asking Price: £573,000**

- 3 Bedroom Semi-Detached House
- 100' Rear Garden, Overlooks Local Woodland
- Fantastic Potential to Extend (STPP)
- Walking Distance to Warren Road School & Chelsfield Station





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached chalet property boasting fantastic potential to extend across the rear and/or across the first floor (STPP) as many have done in the local area, located on the ever popular Warren Road, providing easy access to Chelsfield Station (0.2 miles) and local schools such as St Olaves, Newstead Woods and Warren Road. The accommodation is being offered to the market with no forward chain, overlooks local woodland to the front and comprises; entrance hall way, lounge, extended dining room with direct access to the rear garden, kitchen, bathroom, WC and bedroom 3 to the ground floor. To the first floor are two double bedrooms with the master being particularly spacious (bedroom 2 with access to eves storage). Externally there is a 100' rear garden mainly laid to lawn, garage to the side/rear and a driveway to the front. Please note the property does require modernisation throughout and this has been reflected in the asking price. Warren Road is very well located for local schools including Warren Road and Green St Green Primary School, M25, local shops including Waitrose and the parade of shops on Windsor Drive, bus routes and Chelsfield Station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



FRONT

Driveway, mature flowerbeds.

ENTRANCE HALL

Door to side, carpet, radiator.

LOUNGE

16' 03" x 12' 04" (4.95m x 3.76m) Bay window to front, carpet, radiator.

DINING ROOM

22' 07" x 12' 03" (6.88m x 3.73m) Double glazed sliding doors to rear, carpet, two radiators.

KITCHEN

10' 01" x 9' 10" (3.07m x 3m) Range of wall and base units with worktops over, stainless steel sink with two drainers, space for cooker, space for under counter fridge and freezer, space for washing machine, door to side, window to rear, carpet.



BEDROOM 3

10' 11" x 7' 11" (3.33m x 2.41m) Bay window to front, carpet, radiator.

BATHROOM

Wash hand basin, bath with shower over, opaque window to side, carpet, radiator.

SEPARATE WC

Low level WC, opaque window to side, carpet, radiator.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

16' 08" x 13' 09" (5.08m x 4.19m) Built in storage, bay window to front, carpet, radiator.

BEDROOM 2

12' 02" x 10' 05" (3.71m x 3.18m) Built in storage, window to rear, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

100' 0" (30.48m) Patio area with rest laid to lawn, shed and workshop, side access, mature flowerbeds.

GARAGE

Door to front, windows to side.

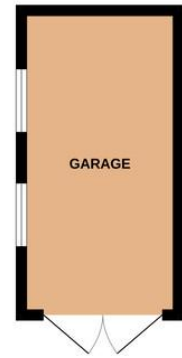
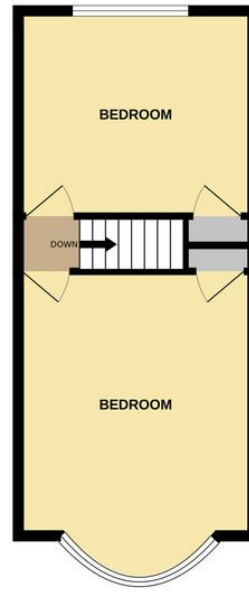
OFF STREET PARKING



GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.

2ND FLOOR
132 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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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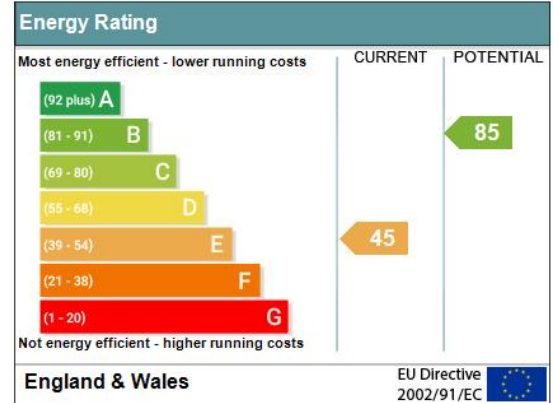
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 211 Warren Road, ORPINGTON, BR6 6ES
RRN: 9600-1699-0322-6298-3573



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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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