

THOMAS BROWN

ESTATES



Orchard Road, Pratts Bottom, BR6 7NS **Asking Price: £1,400,000**

- 5 Double Bedroom, 3 Bathroom Detached House
- 140' Landscaped Rear Garden
- 2900sqft, Immaculately Presented
- Behind Gates, Private Road





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, 2900sqft five double bedroom three bathroom executive detached property, set on a large plot behind gates on the ever sought after Orchard Road, a private road located in the wonderful village of Pratts Bottom. The property comprises: impressive 25'7 entrance hall, lounge with double doors to the dining room, family room, modern fitted kitchen, study, utility room and a WC to the ground floor. To the first floor is a large landing providing access to five double bedrooms, two with ensembles and the family bathroom. Externally there is an 'in and out' driveway behind gates for numerous vehicles, wonderful secluded 140' landscaped rear garden perfect for entertaining and alfresco dining and an integral garage. The property is well located for many sought after schools, Chelsfield Station is a short drive away and local shopping facilities which can be found in Green Street Green, Sevenoaks, 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, plot size and quality of specification on offer that is rarely found in the local area.



FRONT

Block paved driveway for numerous vehicles, two gates (one electric), covered entrance, mature hedges.

ENTRANCE HALL

25'07" x 10'03" (7.8m x 3.12m) Door to front, under stairs storage cupboard, Amtico flooring, two radiators.

LOUNGE

23'07" x 13'04" (7.19m x 4.06m) Fireplace, double doors to dining room, double glazed window to front, two double glazed windows to side, Amtico flooring, two radiators.

KITCHEN

16'10" x 11'06" (5.13m x 3.51m) Range of matching wall and base units with granite worktops over, one and a half stainless steel sink, integrated dishwasher, integrated wine cooler, space for Range style cooker, space for American fridge/freezer, double glazed French doors to rear, double glazed window to rear, Amtico flooring, radiator.

DINING ROOM

15'01" x 13'10" (4.6m x 4.22m) Double glazed French doors to rear, Amtico flooring, radiator.

FAMILY ROOM

14'05" x 14'02" (4.39m x 4.32m) (measured at maximum) Double glazed window to side, Amtico flooring, radiator.

STUDY

9'06" x 8'09" (2.9m x 2.67m) Double glazed window to front, Amtico flooring, radiator.

UTILITY ROOM

10'07" x 5'04" (3.23m x 1.63m) Range of matching wall and base units with worktops over, sink and drainer, space for washing machine, space for dryer, double glazed door to rear, double glazed window to side, Amtico flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, tiled walls, Amtico flooring, radiator.

STAIRS

Carpet.

LANDING

Storage cupboard, Amtico flooring.

BEDROOM 1

16'01" x 13'10" (4.9m x 4.22m) (measurement not including wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

EN-SUITE

Low level WC, his and hers wash hand basin in vanity unit, corner bath with shower attachment, double shower, bidet, opaque double glazed window to side, tiled walls, laminate flooring, heated towel rail.



BEDROOM 2

15'04" x 12'07" (4.67m x 3.84m) (measurement not including wardrobe) Fitted wardrobe, two double glazed windows to rear, Amtico flooring, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, bath with shower attachment, shower, opaque double glazed window to side, tiled walls, Amtico flooring, radiator.

BEDROOM 3

13'03" x 12'0" (4.04m x 3.66m) Double glazed window to front, Amtico flooring, radiator.

BEDROOM 4

12'0" x 9'11" (3.66m x 3.02m) Double glazed window to front, Amtico flooring, radiator.

BEDROOM 5

12'0" x 9'07" (3.66m x 2.92m) Double glazed window to front, Amtico flooring, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, shower, opaque double glazed window to side, tiled walls, Amtico flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

140'0" (42.67m) Patio area, decked area, laid to lawn, mature hedges.

INTEGRAL GARAGE

18'11" x 9'10" (5.77m x 3m) Electric up and over door, door to rear, power and light.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



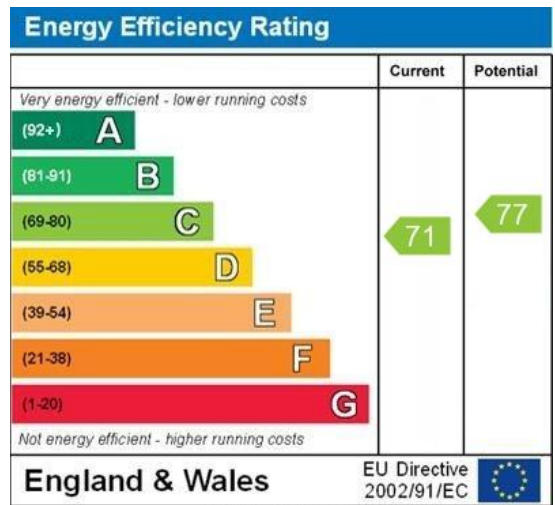


Other Information:

Council Tax Band: G

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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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

