

THOMAS BROWN

ESTATES



Chelsfield Lane, Orpington, BR6 7RP

Asking Price: £1,100,000

- Executive 6 Bedroom Detached Property
- 3000sq ft (approx.), High Specification Throughout
- 30ft Kitchen/Breakfast Room
- In and Out Driveway





Property Description

Thomas Brown Estates are delighted to offer this must view, deceptively spacious 3,000sqft (approx.) six bedroom detached property finished to a high specification throughout, boasting a fantastic 30' kitchen/breakfast room, wonderful entertaining spaces internally and externally, and situated on the ever popular Chelsfield Lane providing a semi-rural feel within a short drive to Orpington High Street and Station. The property comprises: entrance porch and 31' hallway, three bedrooms, spacious lounge, family room, bathroom with separate bath and shower, utility area and a wonderful kitchen/breakfast room with feature dual bi-fold doors leading directly onto the patio, to the ground floor. To the first floor are three bedrooms, WC and ensuite with bath and walk in shower to the master bedroom. Please note there is scope to convert one of the bedrooms on the first floor to an additional bathroom if required. Externally there is a landscaped rear garden perfect for entertaining and alfresco dining with an outdoor bar, numerous seating areas and a carriage driveway to the front for numerous vehicles. To the side is the garage and home office. Chelsfield Lane is well located for Goddington Park and local countryside, local schools, Orpington High Street and Station, as well as the ever sought after St. Olaves Secondary School. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the size and quality of accommodation on offer.



FRONT

In and out driveway for multiple vehicles, mature flower beds, shrubs and hedges.

PORCH

Door to front, coconut mat, storage.

ENTRANCE HALL

31' 2" (9.5m) Opaque French doors to front, understairs storage cupboard, solid wood flooring, two radiators.

LOUNGE

28' 8" x 13' 11" (8.74m x 4.24m) Multi fuel burner, double glazed bay window with shutters to front, double glazed French doors to side, part solid wood floor, part carpet, two radiators.

FAMILY ROOM

16' 10" x 12' 11" (5.13m x 3.94m) Feature fireplace, double glazed French doors to rear, solid wood flooring, radiator.

KITCHEN/BREAKFAST ROOM

30' 0" x 17' 6" (9.14m x 5.33m) (measured at maximum). Range of matching wall and base units with Quartz worktops over, central island, one and a half bowl stainless steel sink, two integrated ovens, induction hob with extractor over, integrated microwave, warming drawer, wine fridge and dishwasher, American fridge/freezer to remain, double glazed feature bi-fold doors to rear and side, double glazed window to side, wood effect flooring, underfloor heating.

UTILITY AREA

10' 4" x 6' 5" (3.15m x 1.96m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, washing machine and tumble dryer to remain, double glazed window to rear, wood effect flooring.

BEDROOM

14' 0" x 13' 7" (4.27m x 4.14m) Double glazed bay window with shutters to front, laminate flooring, radiator.

BEDROOM

13' 10" x 7' 11" (4.22m x 2.41m) Double glazed window to side, laminate flooring, radiator.

BEDROOM

13' 9" x 8' 11" (4.19m x 2.72m) Double glazed window to side, carpet, covered radiator.

BATHROOM

Low level WC, wash hand basin, bath, shower cubicle, double glazed opaque window to rear, tiled walls, tiled flooring, heater to towel rail, underfloor heating.



STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet.

BEDROOM

15' 5" x 11' 0" (4.7m x 3.35m) Double glazed window to rear, carpet, radiator.

BEDROOM

11' 6" x 9' 4" (3.51m x 2.84m) Double glazed window to rear, carpet, radiator.

BEDROOM

15' 7" x 14' 5" (4.75m x 4.39m) (measured at maximum). Fitted wardrobes, double glazed window to front, carpet, radiator.

ENSUITE

Low level WC, sink in vanity unit, bath with shower attachment, double walk-in shower, Velux window, wood effect flooring.

WC

Low level WC, wash hand basin, laminate flooring.

OTHER BENEFITS INCLUDE:

GARDEN

80' 0" x 70' 0" (24.38m x 21.34m) Patio area with part laid to lawn and part artificial lawn, bar area, side access.

GARAGE

16' 7" x 8' 2" (5.05m x 2.49m) Storage only, up and over door.

OFFICE

16' 2" x 15' 10" (4.93m x 4.83m) (L shaped - measured at maximum) Power and light, internet connection, double glazed door and window.

OFF STREET PARKING

In and out driveway.

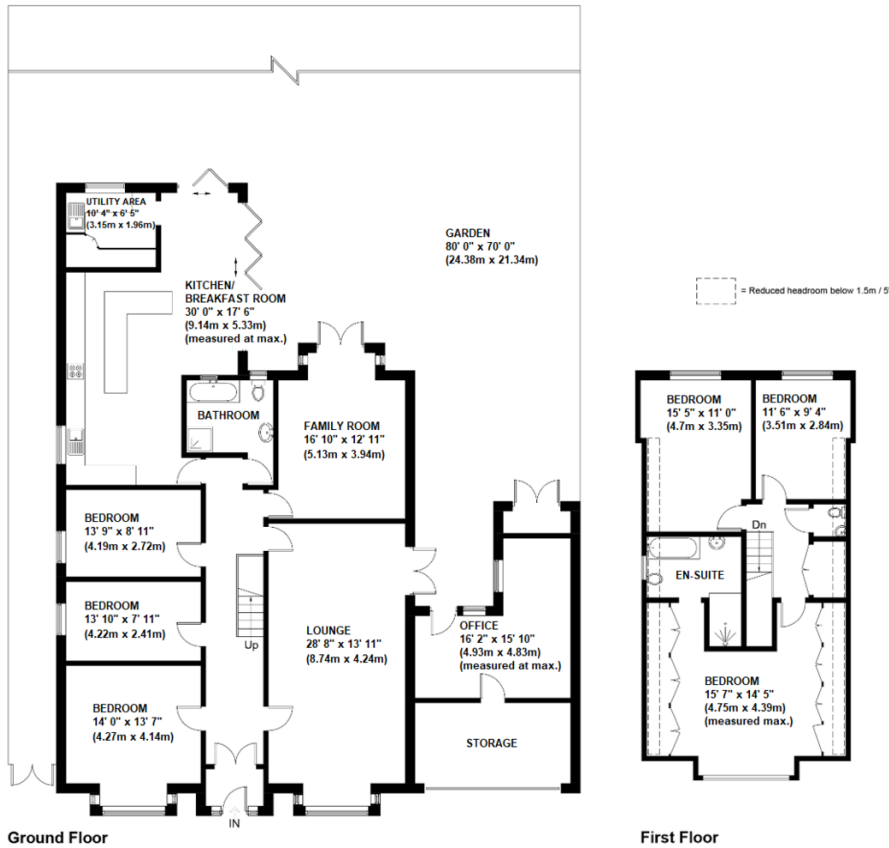
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

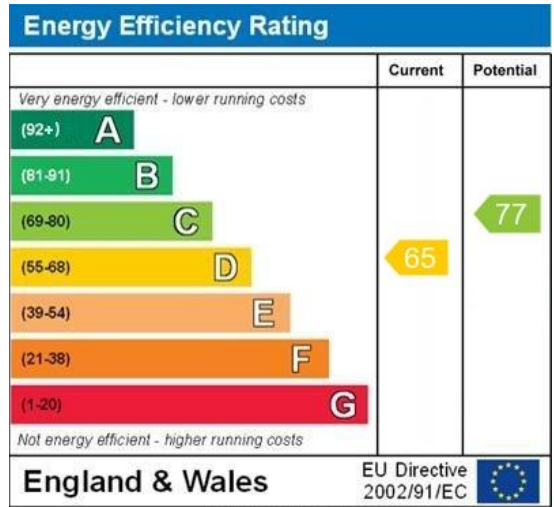


Chelsfield Lane, BR6

Approximate Gross Internal Area = 279.0 sq m / 3003 sq ft
(Including Store / Office)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Construction: Standard

Council Tax Band: G

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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