

# THOMAS BROWN

ESTATES



**34 Hazelwood Road, Cudham, TN14 7QU**

**Asking Price: £600,000**

- 3 Bedroom Detached House
- Easy Drive to Local Shops & Stations
- Idyllic Semi-Rural Setting
- 2 Driveways, 2 Garages







## Property Description

Thomas Brown Estates are delighted to offer this must view three bedroom detached property (1701sqft) situated in an idyllic semi-rural setting towards the end of a no through road but within an easy drive to local shops and stations. The accommodation comprises: entrance hallway, lounge/dining room that leads to the conservatory, kitchen/breakfast room and a WC to the ground floor. To the first floor are three bedrooms and a surprisingly spacious bathroom with separate bath and shower. Externally to the front are two drives for numerous vehicles and two garages (one being integral) with the rest laid to lawn and flower beds. To the rear is a secluded garden part laid to lawn, with flower beds, mature shrubs and a covered patio area perfect for entertaining and alfresco dining. The property is set in green belt countryside with amenities available at either Green Street Green, Orpington, Cudham or Downe. STPP there is potential to extend including converting the garage(s) if required. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.







#### FRONT

Two driveways for numerous vehicles, laid to lawn with mature flowerbeds and shrubs, covered porch.

#### ENTRANCE HALL

Understairs cupboard, double glazed opaque door to front, carpet.

#### LOUNGE/DINING ROOM

23' 3" x 12' 11" (7.09m x 3.94m) Double glazed window to front, double glazed window to side, double glazed sliding door to conservatory, open fire place.

#### KITCHEN/BREAKFAST ROOM

11' 7" x 10' 9" (3.53m x 3.28m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated electric hob, space for fridge/freezer, space for washing machine, double glazed window to rear, tiled flooring.



#### CONSERVATORY

11' 8" x 9' 9" (3.56m x 2.97m) Brick base, double glazed windows to all sides, double glazed French doors to side, tiled flooring.

#### LOBBY

Opaque door to rear, tiled flooring.

#### CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed opaque window to side, part tiled walls, vinyl flooring.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

14' 0" x 13' 7" (4.27m x 4.14m) Double glazed window to front, eaves storage, carpet.

#### BEDROOM 2

13' 0" x 11' 7" (3.96m x 3.53m) Double glazed window to front, eaves storage, carpet.

#### BEDROOM 3

13' 7" x 8' 10" (4.14m x 2.69m) Double glazed window to rear, eaves storage, carpet.



#### BATHROOM

12' 10" x 6' 3" (3.91m x 1.91m) Low level WC, sink in vanity unit, bath, double shower cubicle, double glazed opaque window to rear, part tiled walls, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

50' 0" x 34' 0" (15.24m x 10.36m) Covered patio, storage cupboard, mature shrubs and flowerbeds, shed.

#### INTEGRAL GARAGE

17' 4" x 8' 5" (5.28m x 2.57m) Roller door to front, space for tumble dryer, double glazed opaque window to side.

#### GARAGE

21' 9" x 9' 5" (6.63m x 2.87m) Roller door to front, power and light, double glazed window and door to rear.

#### OFF STREET PARKING

#### DOUBLE GLAZING



GROUND FLOOR  
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1701 sq.ft. (158.0 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.  
Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

**Construction: Standard**

**Council Tax Band: F**

**Tenure: Freehold**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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

**THOMAS BROWN**  
ESTATES