

THOMAS BROWN

ESTATES



189 Warren Road, Orpington, BR6 6ES

Asking Price: £649,995

- 3 Bedroom Semi-Detached Chalet Property
- Well Located for Local Schools & Chelsfield Station
- Rear Extended, 90' Rear Garden
- Potential to Extend Further (STPP)





Property Description

Thomas Brown Estates are delighted to offer this extended, immaculately presented three bedroom semi-detached chalet property, 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 overlooks local woodland to the front and comprises; entrance hallway, lounge, dining room which is open plan to the kitchen/breakfast room that spans the rear of the property, family bathroom, WC and bedroom 3 to the ground floor. To the first floor are two double bedrooms (both with fitted wardrobes) with the master being particularly spacious. Externally there is a fantastic landscaped rear garden with two seating areas perfect for entertaining and alfresco dining, garage to the side and a driveway to the front. Please note there is potential to extend the first floor to create additional bedrooms and bathrooms if required (STPP) as many other similar properties have done in the location. 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.



ENTRANCE HALL

Composite door to side, Amtico flooring, covered radiator.

LOUNGE

16' 0" x 12' 2" (4.88m x 3.71m) Gas fireplace, double glazed bay window to front, carpet, radiator.

DINING ROOM

14' 10" x 12' 2" (4.52m x 3.71m) (open plan to kitchen) Understairs cupboard, Amtico flooring, covered radiator.

KITCHEN/BREAKFAST ROOM

19' 7" x 9' 7" (5.97m x 2.92m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, range style cooker, extractor hood, integrated washing machine, integrated dishwasher, American fridge/freezer, breakfast bar, tiled splashback, double glazed French doors to rear, double glazed window to rear, Amtico flooring, covered radiator.



BEDROOM 3

10' 8" x 8' 3" (3.25m x 2.51m) Double glazed bay window to front, Amtico flooring, radiator.

BATHROOM

Wash hand basin in vanity unit, bath with rainforest head and shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

CLOAKROOM

Low level WC, double glazed opaque window to side, tiled flooring.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

16' 11" x 12' 3" (5.16m x 3.73m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

11' 8" x 10' 8" (3.56m x 3.25m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

OTHER BENEFITS I INCLUDE:

OFF STREET PARKING

Driveway for multiple vehicles, access to garage, mature shrubs.

GARDEN

90' 0" (27.43m) Two patio areas with rest laid to lawn, mature shrubs, summerhouse, side access.

GARAGE

16' 3" x 7' 11" (4.95m x 2.41m) Up and over door, power and light, space for fridge/freezer, space for tumble dryer, door to side, window to rear.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



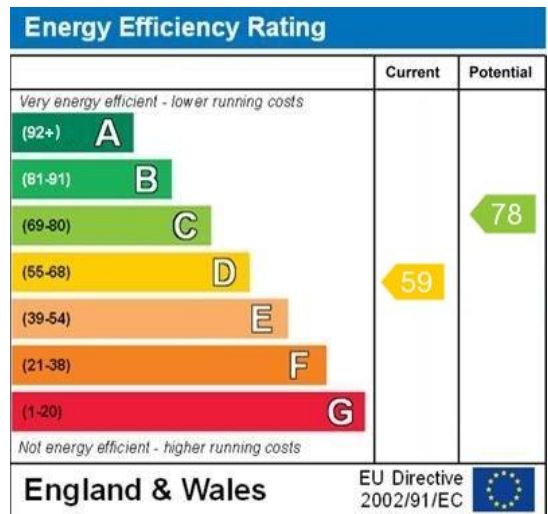


Other Information:

Council Tax Band: E

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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