

THOMAS BROWN

ESTATES



18 Stirling Drive, Orpington, BR6 9DN **Asking Price: £600,000**

- 5 Bedroom Extended Semi-Detached House
- Potential to Extend Further to Rear (STPP)
- Chelsfield Station & The Highway Primary School
- 2 Bathrooms, Conservatory





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, extended five bedroom two bathroom semi-detached property located in a prime position within a short walk to Chelsfield Station and The Highway Primary School. The accommodation comprises; entrance porch and hallway, lounge, dining room that leads to the conservatory and a kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom with stairs leading to two further bedrooms and a shower room. Externally there is a good size rear garden mainly laid to lawn with a large patio, and a driveway to the front for two/three vehicles. Please note there is potential to extend further to the rear as many others have done locally (STPP). Stirling Drive is very well located for local schools, 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 PORCH

Double glazed door to front, tile effect flooring.

ENTRANCE HALL

Double glazed opaque door to front, tile effect flooring, radiator.

LOUNGE

12' 11" x 12' 6" (3.94m x 3.81m) Double glazed window to front, carpet, radiator.

DINING ROOM

9' 11" x 9' 5" (3.02m x 2.87m) Double glazed French door to conservatory, tile effect flooring, radiator.

CONSERVATORY

10' 11" x 8' 11" (3.33m x 2.72m) Brick base, double glazed French door to side, double glazed windows to both sides and rear, carpet.

KITCHEN

9' 11" x 9' 11" (3.02m x 3.02m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, understairs cupboard, tiled splashback, double glazed window to rear, double glazed opaque door to rear, tile effect flooring.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM

12' 6" x 11' 7" (3.81m x 3.53m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM

11' 7" x 9' 11" (3.53m x 3.02m) Double glazed window to rear, carpet, radiator.

BEDROOM

8' 8" x 7' 11" (2.64m x 2.41m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window and double glazed opaque panel to rear, tile effect flooring, heated towel rail.

STAIRS TO SECOND FLOOR LANDING

Velux window, carpet.

BEDROOM

12' 5" x 8' 11" (3.78m x 2.72m) Double glazed window to rear, carpet, radiator.

BEDROOM

13' 10" x 7' 6" (4.22m x 2.29m) (part restricted headroom) Eaves storage, two Velux windows to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, tiled walls, tiled flooring, heated towel rail.



OTHER BENEFITS I INCLUDE:

GARDEN

75' 0" x 26' 0" (22.86m x 7.92m) Patio area with rest laid to lawn, side access.

OFF STREET PARKING

Block paved drive.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

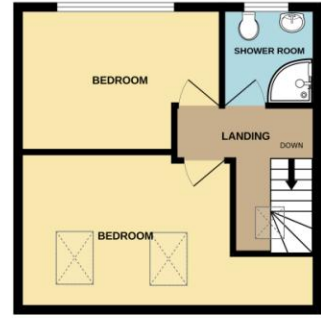
GROUND FLOOR
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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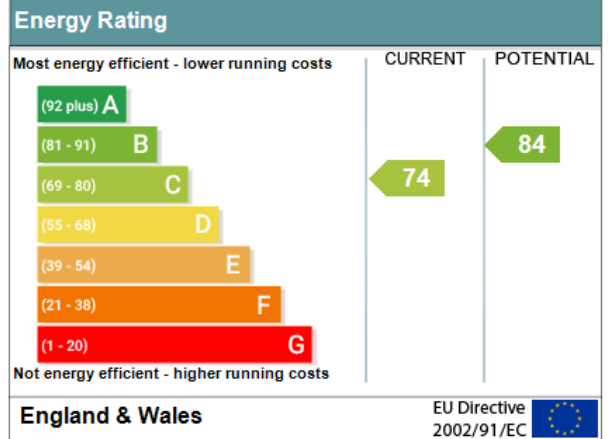
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 18 Stirling Drive, ORPINGTON, BR6 9DN
RRN: 8190-1632-0522-3329-3073



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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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