

THOMAS BROWN

ESTATES



68 Sevenoaks Road, Orpington, BR6 9JY

Asking Price: £620,000

- 3/4 Bedroom, 2 Bathroom Detached Property
- Well Located for Orpington High Street & Station
- Close to Warren Road & St. Olave's Schools
- No Forward Chain, Parking to Rear





Property Description

Thomas Brown Estates are delighted to offer this recently built, three/four bedroom two bathroom detached property being offered to the market with no forward chain, parking to the rear and boasting close proximity to many local schools including Warren Road Primary School, St. Olaves and Orpington Station. The accommodation comprises; lounge, WC and a kitchen/diner that spans the rear of the property with direct access to the garden. To the first floor are two double bedrooms and a bathroom, with the second floor consisting of two further bedrooms (or one could be utilised as a study) and a second bathroom. Externally there is a well maintained rear garden to the rear/side and a drive to the rear. Sevenoaks Road is well located for Orpington High Street and Station, Orpington Hospital, local schools and bus routes. Please call Thomas Brown Estates to arrange a viewing.



LOUNGE

14' 10" x 14' 3" (4.52m x 4.34m) Double glazed sash windows to front, double glazed door to front, understairs storage, tiled flooring, two radiators.

INNER HALL

Tiled flooring.

KITCHEN/DINER

14' 3" x 12' 1" (4.34m x 3.68m) Range of matching wall and base units with worktops over, ceramic sink and drainer, integrated oven, 5 ring gas hob with extractor over, integrated washing machine, integrated dishwasher, double glazed sash windows to rear, double glazed French doors to rear, tiled flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque sash window to side, part tiled walls, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed sash window to side, carpet.

BEDROOM

14' 4" x 12' 0" (4.37m x 3.66m) Two double glazed sash windows to rear, carpet, radiator.

BEDROOM

14' 4" x 8' 11" (4.37m x 2.72m) Double glazed sash window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque sash window to side, tiled walls, tiled flooring, heated towel rail.



STAIRS TO SECOND FLOOR LANDING

Carpet.

BEDROOM

11' 9" x 10' 1" (3.58m x 3.07m) (measured at maximum) Eaves storage, double glazed sash window to rear, carpet, radiator.

BEDROOM/STUDY

10' 2" x 8' 4" (3.1m x 2.54m) (measured at maximum) Eaves storage, double glazed sash window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

Patio area with rest laid to lawn, path to drive.

FRONT GARDEN

Laid to lawn.

OFF STREET PARKING

Drive to rear.

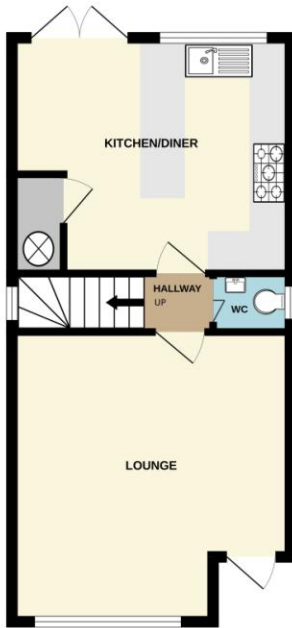
DOUBLE GLAZING

CENTRAL HEATING

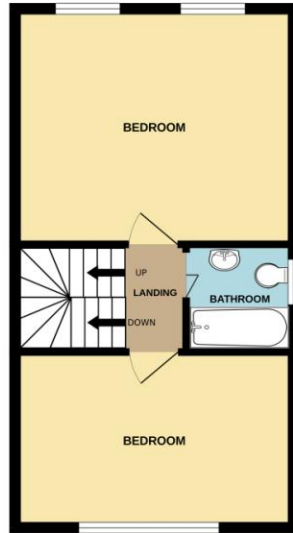
NO FORWARD CHAIN



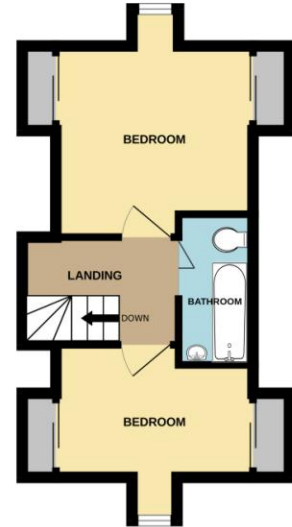
GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



2ND FLOOR
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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Construction: Standard

Council Tax Band: TBC as new build

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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