

THOMAS BROWN

ESTATES



101 Northlands Avenue, Orpington, BR6 9LU Asking Price: **£750,000**

- 4 Bedroom, 2 Bathroom Detached Chalet Property
- Fantastic 33' Kitchen/Lounge/Dining Room
- Well Located for Local Schools & Orpington Station
- Recently Refurbished, Deceptively Spacious





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (1885 sqft), recently refurbished four double bedroom two bathroom detached chalet property, situated on the ever popular Davis Estate boasting a fantastic 33' kitchen/lounge/dining room and ample off road parking. The property is within close proximity to Warren Road and Tubbenden Primary Schools, Darrick Wood, Newstead Wood, and St. Olaves Schools - and is also well located for Orpington Station. The property comprises; entrance hall, open plan kitchen/lounge/dining room with direct access to the rear garden, second reception room, bedroom/office, utility room and a WC to the ground floor. To the first floor are three bedrooms, master bedroom with ensuite, and a family bathroom with separate shower and roll top bath. Externally there is a rear garden mainly laid to lawn with a raised decked area and a driveway to the front for numerous vehicles. Northlands Avenue is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location, specification and floor space on offer.



ENTRANCE HALL

Double glazed opaque door to front, laminate flooring.

KITCHEN/LOUNGE/DINING ROOM

33' 1" x 25' 8" (10.08m x 7.82m) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated induction hob with built in extractor, integrated fridge/freezer, central island, space for dishwasher, double glazed window to rear and side, double glazed sliding doors to rear, underfloor heating, laminate flooring.

RECEPTION ROOM 2

11' 4" x 10' 11" (3.45m x 3.33m) Double glazed bay window to front, laminate flooring, radiator.

BEDROOM/OFFICE

12' 3" x 11' 1" (3.73m x 3.38m) Double glazed window to front, laminate flooring, radiator.



UTILITY ROOM

8' 3" x 5' 3" (2.51m x 1.6m) Double glazed door to side, space for washing machine, space for tumble dryer, space for fridge, laminate flooring.

CLOAKROOM

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

STAIRS TO FIRST FLOOR LANDING

Eaves storage, Velux window, carpet.

BEDROOM

14' 5" x 11' 9" (4.39m x 3.58m) Double glazed window to rear, carpet, radiator.



EN-SUITE

9' 2" x 7' 2" (2.81m x 2.19m) Low level WC, his and hers sinks, double shower cubicle with rainforest head and shower attachment, Velux window, tiled flooring, heated towel rail.

BEDROOM

14' 8" x 7' 7" (4.47m x 2.31m) Double glazed window to rear, carpet, radiator.

BEDROOM

11' 2" x 9' 8" (3.4m x 2.95m) Double glazed window to rear, carpet, radiator.

BATHROOM

10' 2" x 9' 2" (3.12m x 2.81m) Low level WC, wash hand basin, freestanding roll top bath, shower cubicle, Velux window, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

44' 0" x 42' 0" (13.41m x 12.8m) Decked area with rest laid to lawn, pond.

FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn, covered entrance.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR
1062 sq.ft. (98.7 sq.m.) approx.

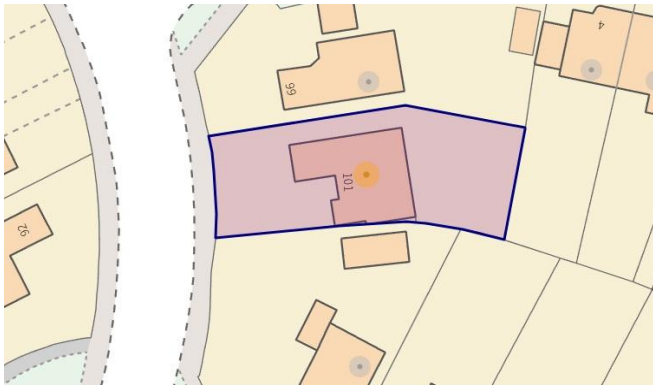


1ST FLOOR
823 sq.ft. (76.5 sq.m.) approx.

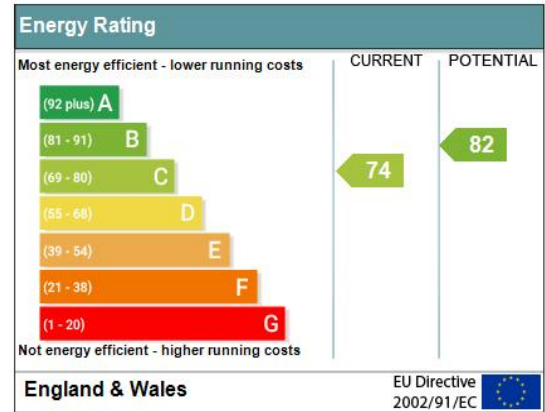


TOTAL FLOOR AREA: 1885 sq.ft. (175.2 sq.m.) approx.

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



Address: 101 Northlands Avenue, ORPINGTON, BR6 9LU
RRN: 9300-7750-0922-7391-3943



Construction: Standard

Council Tax Band: E

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.

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