

# THOMAS BROWN

ESTATES



**9 Carolyn Drive, Orpington, BR6 9ST**

**Asking Price: £774,000**

- 4 Bedroom Detached House
- Moments from St. Olave's Grammar School
- Potential to Extend to Rear (STPP)
- Sought After & Quiet Close







## Property Description

**\*\*CALL FOR IMMEDIATE ACCESS\*\*** Thomas Brown Estates are delighted to offer this immaculately presented, four bedroom detached house modernised throughout by the current vendors, positioned in a sought after close in South Orpington. Carolyn Drive is positioned off of Goddington Lane and is a particularly quiet close but is still within walking distance to Orpington or Chelsfield Station and minutes away from St Olaves Grammar School. The property on offer comprises: entrance porch and hallway, lounge, fantastic kitchen/dining room that spans the rear of the property with direct access to the rear garden and a WC to the ground floor. To the first floor are four bedrooms and a modern family bathroom with separate bath and shower, with the master bedroom being large enough to accommodate an en-suite. Externally there is off street parking for numerous vehicles to the front via the drive, garage (currently half being used as utility room) and a landscaped rear garden with a large decked area perfect for alfresco dining and entertaining. STPP there is potential to extend to the rear as many have done in the close. Carolyn Drive is very well located with excellent rail links, the M25, local bus routes and good schools all on the doorstep. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of accommodation and location on offer.





#### ENTRANCE PORCH

Double glazed door to front, carpet.

#### ENTRANCE HALL

Double glazed opaque door to front, understairs storage, carpet, two radiators.

#### LOUNGE

16' 0" x 10' 9" (4.88m x 3.28m) Log burner, double glazed window with shutters to front, carpet, radiator.

#### KITCHEN/DINER

30' 9" x 11' 4" (9.37m x 3.45m) Range of matching wall and base units with worktops over, sink and drainer, integrated flex oven, integrated induction hob, integrated dishwasher, integrated microwave, under counter fridge, two double glazed windows with shutters to rear, double glazed window to side, double glazed French doors to rear, laminate flooring, two radiators.



#### CLOAKROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet.

#### BEDROOM 1

15' 0" x 12' 2" (4.57m x 3.71m) (measured to front of wardrobes) Fitted and built in wardrobes, two double glazed windows with shutters to rear, carpet, two radiators.

#### BEDROOM 2

11' 10" x 10' 0" (3.61m x 3.05m) Built in wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 3

11' 3" x 10' 0" (3.43m x 3.05m) Built in wardrobe, double glazed window to rear, laminate flooring, radiator.

#### BEDROOM 4

8' 11" x 7' 11" (2.72m x 2.41m) Double glazed window to front, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin, double shower cubicle, bath with shower attachment, double glazed opaque window to side, part tiled walls, tile effect flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

45' 0" x 38' 0" (13.72m x 11.58m) Decked area with rest laid to lawn, mature flowerbeds, side access.

#### FRONT GARDEN/OFF STREET PARKING

Drive for multiple vehicles, laid to lawn, mature flowerbeds.

#### INTEGRAL GARAGE/UTILITY

Garage: 8' 11" x 8' 0" (2.72m x 2.44m) Up and over door.

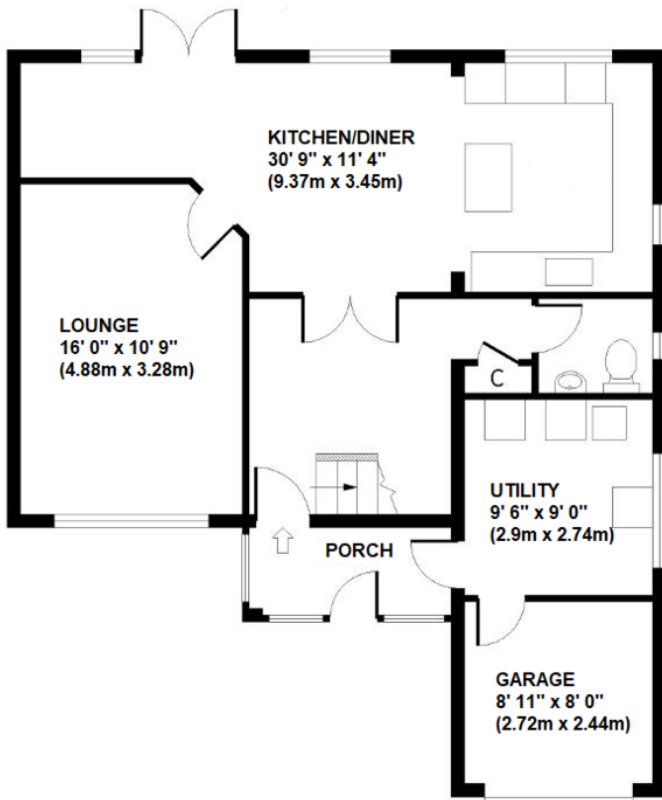
Utility: 9' 6" x 9' 0" (2.9m x 2.74m) Space for fridge/freezer, space for washing machine, space for tumble dryer, double glazed window to side, carpet.

#### DOUBLE GLAZING

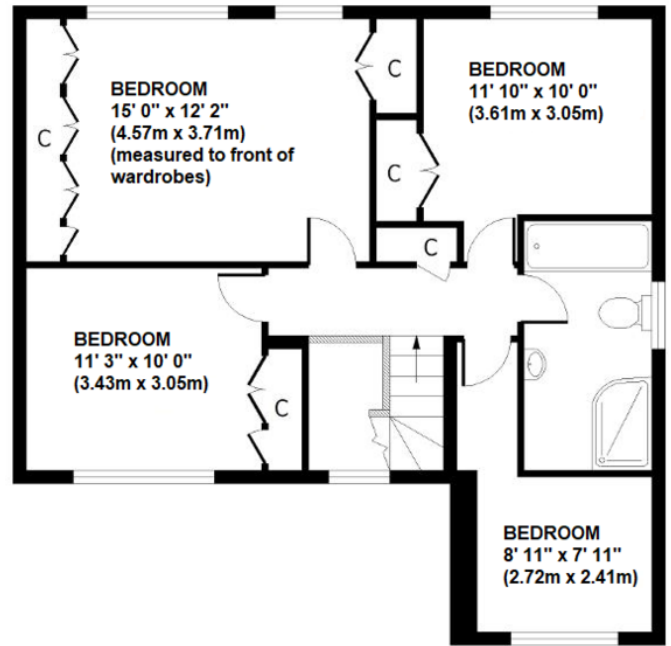
#### CENTRAL HEATING SYSTEM



## GROUND FLOOR



## 1ST FLOOR



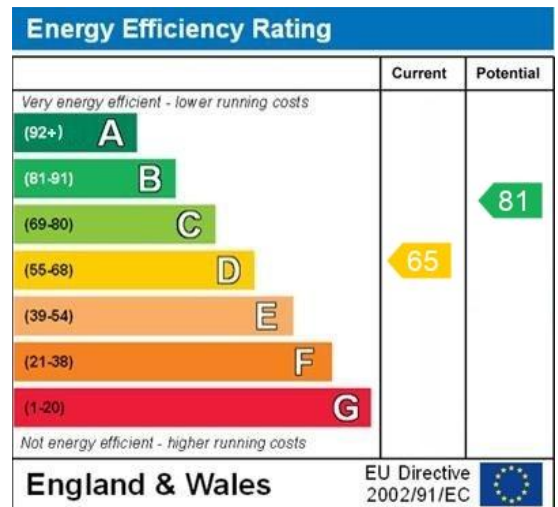
This plan is for illustrative purposes only.



**Construction: Standard**

**Council Tax Band: F**

**Tenure: Freehold**



WWW.EPC4U.COM

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