

THOMAS BROWN

ESTATES



16 Warren Road, Orpington, BR6 6HY

Asking Price: £1,400,000

- Executive 4 Bedroom, 4 Bathroom Detached House
- Immaculately Presented, 2661 SQFt
- Close to Warren Road School & Chelsfield Station
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, 2661 sqft four bedroom, four bathroom detached property being offered to the market with no forward chain, boasting close proximity to Warren Road School and Chelsfield Station, 35' x 24'11" kitchen/family room, high specification bespoke fittings throughout and a substantial driveway for numerous vehicles rarely found in such a central location. Ideal for the London bound commuter the property comprises: entrance porch and spacious hallway, lounge, dining room, study, utility room, WC and a fantastic kitchen/family room that spans the rear of the property with direct access to the garden. To the first floor are four bedrooms, three benefitting from ensuites and a family bathroom with separate bath and shower. Externally there is a mature landscaped rear garden perfect for entertaining and alfresco dining, garage to the side and a driveway to the front that could easily accommodate ten vehicles. The property has been finished to the highest of standards to include underfloor heating to all bathrooms, solid oak flooring, Schuller kitchen, Mega flow system and bespoke fittings throughout. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and specification on offer.



FRONT

70' 0" x 53' 0" (21.34m x 16.15 m) Driveway for approximately 10 vehicles, driveway lighting, part laid to lawn, mature shrubs, external lighting, covered entrance.

ENTRANCE PORCH

Double glazed French doors to front, timed lighting, independent light, coconut door mat, radiator.

ENTRANCE HALL

Oak door to front with double glazed fan lights, under stairs storage cupboard, tall radiator.

LOUNGE

18' 10" x 11' 10" (5.74m x 3.61 m) Double glazed window to front, solid oak flooring, radiator and cover.

DINING ROOM

15' 06" x 12' 0" (4.72m x 3.66 m) Double glazed window to front and side, solid oak flooring, radiator and cover.

KITCHEN/FAMILY ROOM

35' 0" x 24' 11" (10.67m x 7.59 m) Range of matching wall and base units with worktops over by renowned German kitchen maker Schuller, one and a half stainless steel sink and drainer, Siemens 4 ring induction hob with a Westin bespoke remote controlled 4 speed extractor over with independent lighting, Aga Rayburn gas cooker to remain, American fridge/freezer to remain, integrated Siemens double oven, integrated Siemens microwave, integrated Siemens under counter fridge, integrated Siemens dishwasher, integrated wine cooler, central island, bespoke lighting system, Amtico flooring, double glazed French door to rear, double glazed door to side, three double glazed windows to side, double glazed window to rear, solid oak flooring, two radiators, radiator and cover.

STUDY

8' 03" x 6' 06" (2.51m x 1.98m) Fitted furniture, shelving, desk and filing cabinets, double glazed window to side, electronic floor mounted safe, solid oak flooring, radiator and cover.

UTILITY ROOM

8' 11" x 7' 05" (2.72m x 2.26m) Range of matching solid wood wall and base units with granite worktops over, one and a half sink and drainer, space for washing machine, space for dryer, Megaflo heating system, double glazed door to side, double glazed window to rear, tiled flooring, electric radiator.

CLOAKROOM

Low level WC, wash hand basin, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, eaves storage, Velux window, carpet, radiator and cover.

BEDROOM 1

17' 11" x 11' 06" (5.46m x 3.51 m) Two double glazed windows to front, carpet, radiator.

Dressing Room 9' 04" x 9' 04" (measured at maximum): Solid oak bespoke units, electric wall mounted trouser press, two Velux windows, solid oak wood flooring, radiator.

EN-SUITE

Bespoke "Glass Works doors", low level WC, wash hand basin in vanity unit, bespoke shower and attachment, Velux window, opaque double glazed window to rear, tiled flooring, under floor heating, heated towel rail.

BEDROOM 2

17' 02" x 11' 03" (5.23m x 3.43 m) Fitted wardrobe, two matching chest of drawers, wall mounted flat screen TV, two Velux windows, double glazed window to side and rear, built in speakers, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower and attachment, opaque double glazed window to rear, tiled flooring, under floor heating, heated towel rail.

BEDROOM 3

12' 06" x 11' 06" (3.81m x 3.51 m) Fitted wardrobes, wall mounted flat screen TV, Velux window, double glazed window to side, carpet, radiator.

EN-SUITE

Bespoke "Glass Works doors", low level WC, wash hand basin in vanity unit, bespoke shower and attachment, Velux window, tiled flooring, under floor heating, heated towel rail.

BEDROOM 4

11' 07" x 7' 10" (3.53m x 2.39 m) Fitted wardrobe, eaves storage, double glazed window to front, carpet radiator.

BATHROOM

10' 11" x 7' 07" (3.33m x 2.31 m) Low level WC, wash hand basin, bath, shower cubicle and attachment, opaque double glazed window to side, tiled flooring, under floor heating, two heated towel rails.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

75' 0" x 52' 0" (22.86m x 15.85 m) Landscaped, substantial patio with rest laid to lawn, rockery with lighting throughout, side access, two metal sheds, gazebos, mature shrubs and flowerbeds.

GARAGE

17' 08" x 8' 04" (5.38m x 2.54 m) Up and over door, double glazed window to side, mezzanine storage to front and rear, Amtico flooring, power and light.

FULLY MONITORED ALARM SYSTEM

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

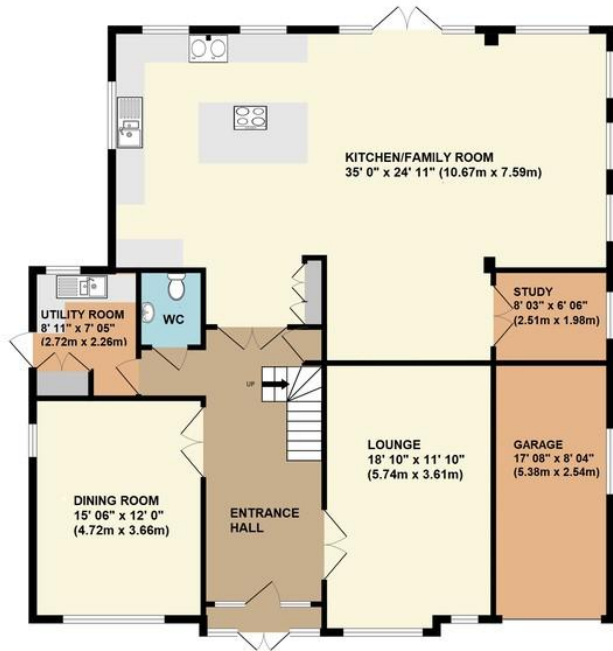
VENDOR'S NOTES

All ceiling heights both upstairs and downstairs are approximately 8.5 ft.

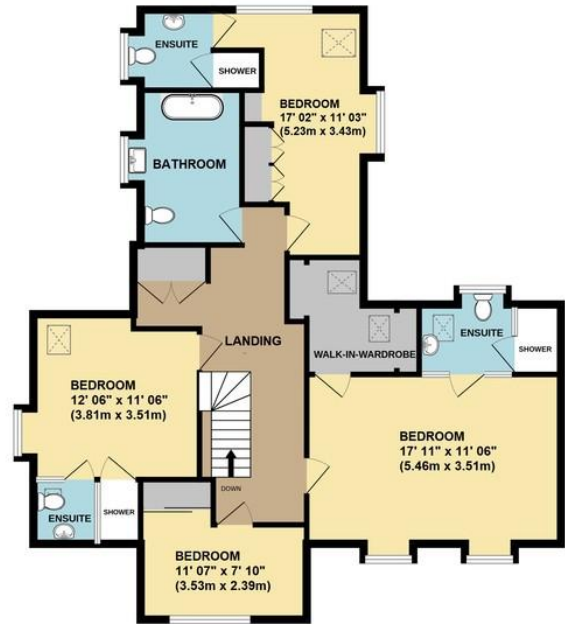
NO FORWARD CHAIN



GROUND FLOOR
1616 sq.ft. (150.1 sq.m.) approx.



1ST FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



TOTAL FLOOR AREA : 2661 sq.ft. (247.2 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 as to their operability or efficiency can be given.
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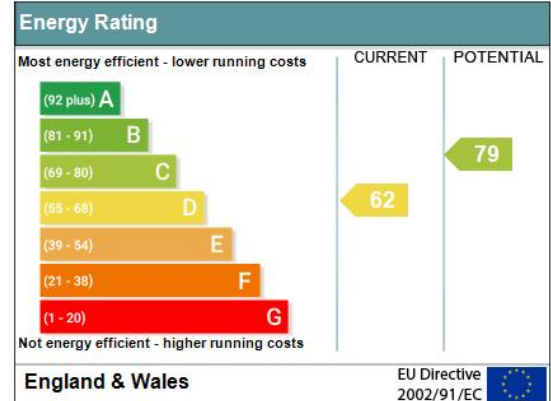


Construction: Standard

Council Tax Band: F

Tenure: Freehold

Address: 16 Warren Road, ORPINGTON, BR6 6HY
RRN: 0300-2235-0922-8290-3973



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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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