

THOMAS BROWN

ESTATES

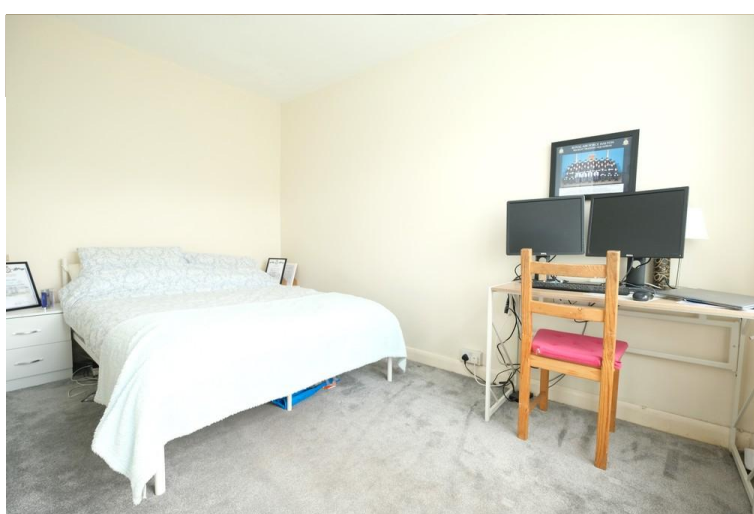
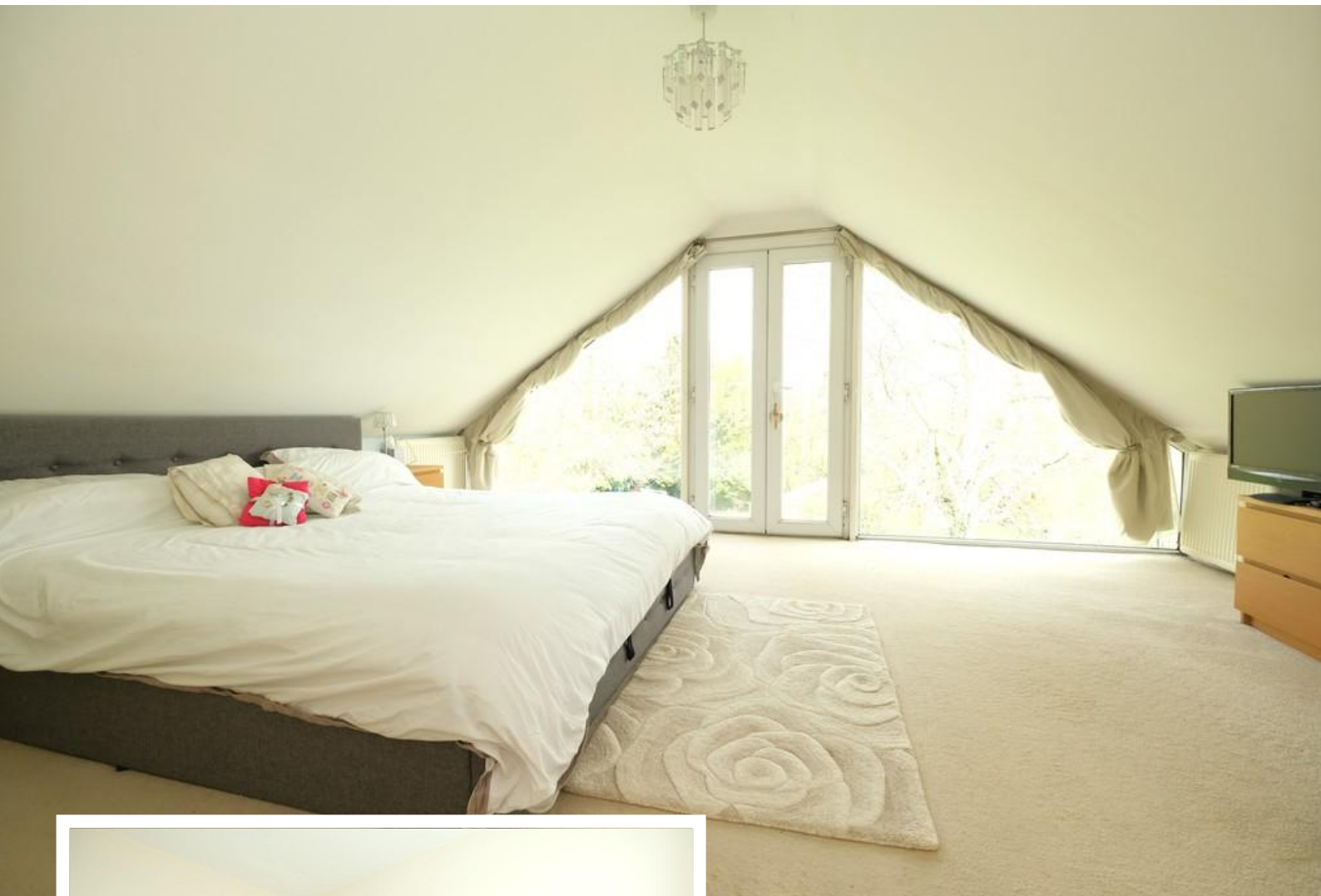


17 Yeovil Close, Orpington, BR6 8BT

Asking Price: £749,000

- 4 Bedroom, 3 Reception Room Semi-Detached Chalet Property
- Well Located for Orpington Station & many Sought After Schools
- 125' Rear Garden
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this side, rear and loft extended four bedroom three reception room semi-detached chalet property, being offered to the market with no forward chain, secluded 125' rear garden and is located towards the end of a quiet no through road. The property is located within a short walk of Orpington Station & close to many sought after local schools including Crofton Primary School, Darrick Wood and Newstead School for girls. This must view property comprises: entrance porch and hall way, lounge, dining room, kitchen/breakfast room, two double bedrooms (one with en-suite shower room) and a WC to the ground floor. To the first floor is the family bathroom with separate bath and shower, and two further bedrooms, one of which is the master suite with feature Juliet balcony and window overlooking the rear garden, walk-in wardrobe and shower room. Externally there is a wonderful 125' rear garden mainly laid to lawn with summer house/conservatory and large decked area perfect for alfresco dining and entertaining, and a drive to the front for numerous vehicles. Yeovil Close is very well located for local schools including Darrick Wood, Petts Wood & Orpington Stations as well as both High Streets and local bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and specification on offer.



ENTRANCE PORCH

Double glazed door to front, double glazed opaque window to side, tile effect flooring.

ENTRANCE HALL

Understairs storage, carpet.

LOUNGE

22' 06" x 11' 0" (6.86m x 3.35m) Two double glazed windows to rear, double glazed French doors to rear, carpet.

DINING ROOM

13' 5" x 12' 7" (4.09m x 3.84m) (open plan to lounge) Gas fireplace, carpet, radiator.

KITCHEN/BREAKFAST ROOM

21' 4" x 20' 8" (6.5m x 6.3m) (measured at maximum) (L-shaped) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer with instant hot water tap, integrated double oven, integrated electric induction hob with extractor over, integrated microwave, space for fridge, space for washing machine, space for dishwasher, movable breakfast bar, double glazed window and double glazed door to side, double glazed French doors to rear, two skylights, wood effect flooring, two radiators.

BEDROOM

18' 8" x 9' 3" (5.69m x 2.82m) Kitchenette area, double glazed bay window to front, carpet, two radiators.

EN-SUITE

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, tile effect flooring, radiator.

BEDROOM

12' 6" x 7' 8" (3.81m x 2.34m) Fitted wardrobe, double glazed window to front, carpet, radiator.

CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed opaque window to side, tile effect flooring, radiator, potential to add shower cubicle.

STAIRS TO FIRST FLOOR LANDING

Velux window, carpet.

MASTER BEDROOM SUITE

21' 04" x 16' 11" (6.5m x 5.16m) (measurement includes walk-in wardrobe & ensuite) (part restricted headroom) Walk-in wardrobe, access to eaves storage, double glazed French doors and Juliet balcony to rear, carpet, two radiators.

EN-SUITE

Low level WC, wash hand basin, shower cubicle, access to eaves storage, Velux window, tile effect flooring, radiator.

BEDROOM

12' 6" x 7' 7" (3.81m x 2.31m) Fitted wardrobes, Velux window, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, shower cubicle, access to eaves, double glazed opaque window to side, tiled flooring, heated towel rail, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

125' 0" x 60' 0" (38.1m x 18.29m) Large decked area with storage below, laid to lawn, mature hedges and flowerbeds, shed, bike store, treehouse & zip wire.

SUN ROOM /CONSERVATORY

To rear of garden. Brick base, double glazed French doors to front.

CELLAR

Housing two water tanks, accessed via kitchen.

OFF STREET PARKING

Drive for multiple vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

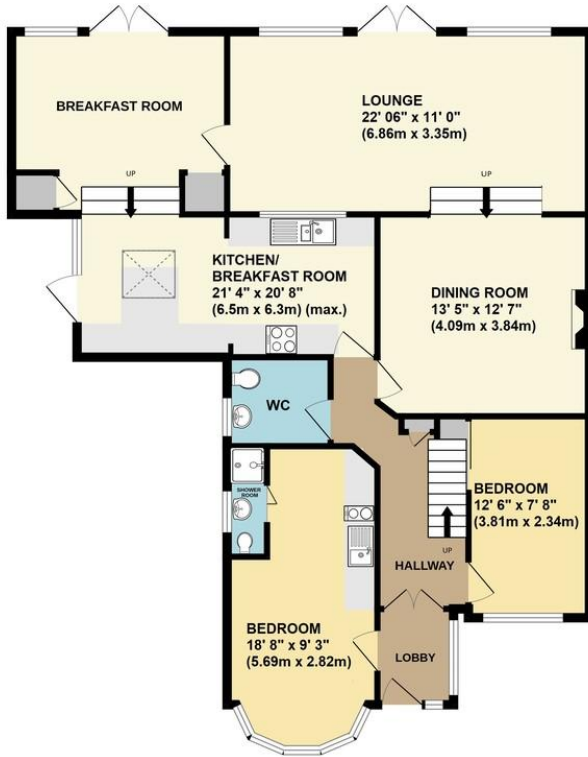
SOLAR PANELS

ALARM SYSTEM

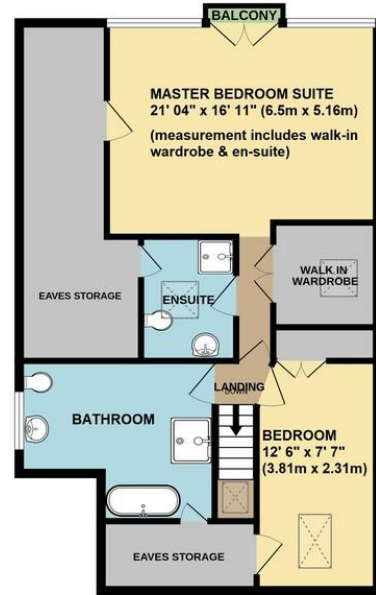
NO FORWARD CHAIN



GROUND FLOOR
1164 sq.ft. (108.1 sq.m.) approx.

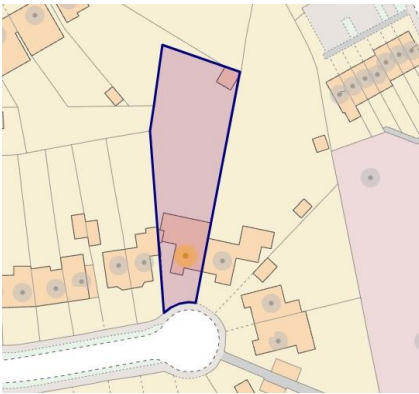


1ST FLOOR
762 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 1925 sq.ft. (178.9 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: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(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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