

# THOMAS BROWN

ESTATES



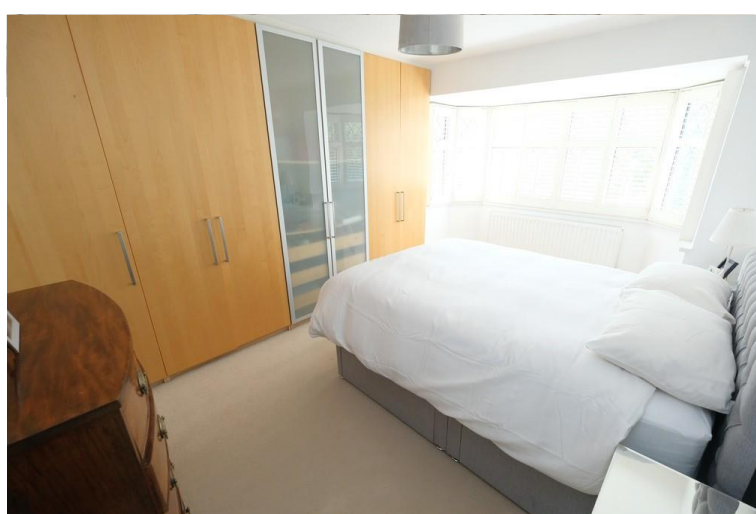
**25 Warren Road, Orpington, BR6 6JF**

**Asking Price: £823,000**

- 4 Bedroom, 3 Reception Room Detached House
- Fantastic Potential to Extend Further (STPP)
- Close to Warren Road School & Chelsfield Station
- 100' Rear Garden, Off Street Parking







## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, four bedroom three reception room detached family home, boasting close proximity to Warren Road School, local shops and Chelsfield Station, and fantastic potential to extend further if required (STPP). The property comprises; entrance hall, lounge, dining room, family/playroom, kitchen/breakfast room, utility room and a WC to the ground floor. To the first floor are four bedrooms and a luxury bathroom and shower room. Externally there is a 100' rear garden mainly laid to lawn with a large patio perfect for entertaining and alfresco dining, with a block paved driveway to the front. Warren Road is very well located for local schools including Warren Road and Green St Green Primary School, local shops including Waitrose, bus routes and Chelsfield Station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the floor space and specification on offer.







#### ENTRANCE HALL

Door to front, laminate flooring, covered radiator.

#### LOUNGE

15' 09" x 11' 04" (4.8m x 3.45m) Double glazed bay window to front, carpet, covered radiator.

#### DINING ROOM

14' 07" x 10' 11" (4.44m x 3.33m) Double glazed window and double glazed French door to rear, laminate flooring, two covered radiators.

#### PLAY ROOM/FAMILY ROOM

12' 03" x 8' 07" (3.73m x 2.62m) Double glazed bay window to front, carpet, covered radiator.

#### KITCHEN/BREAKFAST ROOM

14' 11" x 13' 08" (4.55m x 4.17m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, integrated fridge, integrated freezer, integrated dishwasher, breakfast table, double glazed window with shutters to rear, double glazed French doors with shutters to rear, tiled flooring, radiator.

#### UTILITY ROOM

Larder cupboard, space for washing machine, space for tumble dryer, tiled flooring.

#### CLOAKROOM

Low level WC, wash hand basin, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Bespoke glass balustrade, carpet.

#### BEDROOM 1

16' 04" x 11' 04" (4.98m x 3.45m) Fitted wardrobes, double glazed bay window with shutters to front, carpet, radiator.

#### BEDROOM 2

14' 07" x 10' 10" (4.44m x 3.3m) Fitted wardrobes, double glazed bay window with shutters to rear, carpet, radiator.

#### BEDROOM 3

13' 03" x 7' 11" (4.04m x 2.41m) Built in wardrobe, double glazed window with shutters to front, carpet, radiator.

#### BEDROOM 4

8' 5" x 6' 6" (2.57m x 1.98m) Double glazed window with shutters to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath, double glazed opaque window with shutters to rear, tiled walls, tile flooring, heated towel rail.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double walk-in shower with rainforest showerhead and shower attachment, double glazed opaque window to rear, tile effect flooring, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

100' 0" (30.48m) Patio area with rest laid to lawn, two sheds with power and light.

#### OFF STREET PARKING

Block paved drive, flowerbed, covered entrance.

#### DOUBLE GLAZING

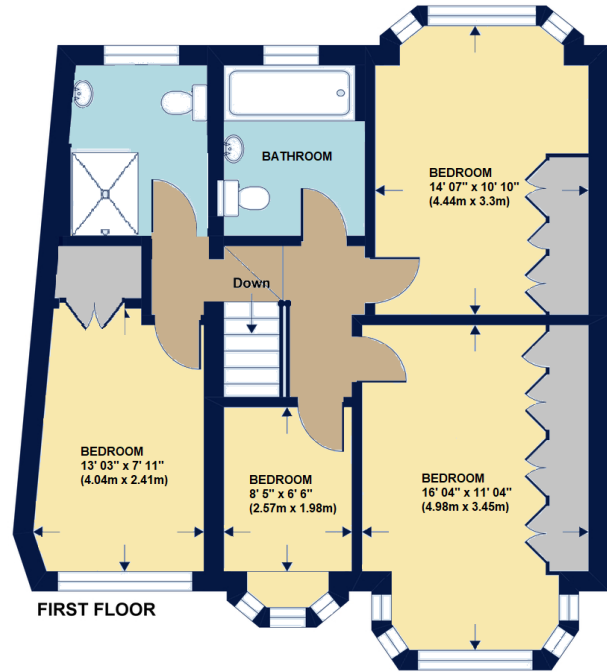
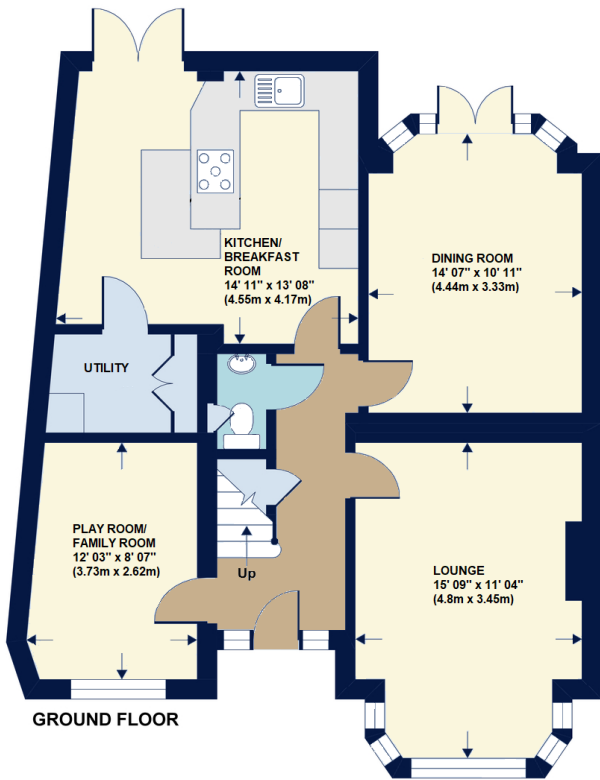
#### CENTRAL HEATING SYSTEM



# Warren Road, Orpington, BR6

Approximate Area = 1550 sq ft / 144 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.



**Construction: Standard**

**Council Tax Band: F**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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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

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