

# THOMAS BROWN

ESTATES



**52 Kynaston Road, Orpington, BR5 4JT**

**Asking Price: £715,000**

- 4 Double Bedroom Semi-Detached Property
- 23'x24' Lounge, Conservatory, 3 Bathrooms
- Side, Rear & Loft Extended
- Ample Parking Behind Gates





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and very well presented, must view four double bedroom three bathroom extended semi-detached property positioned on a larger than average plot for the location behind electronic gates. The property comprises: entrance porch and hallway, 23'x24' lounge with direct access to the garden, dining room, conservatory, modern fitted kitchen, utility room, WC and a double bedroom with ensuite shower room to the ground floor. To the first floor are a further three double bedrooms, one with en-suite bathroom, and a family shower room. The well maintained rear garden is mainly laid to lawn and boasts a home office and a decked area perfect for entertaining and alfresco dining. To the front is a large block paved driveway for numerous vehicles and lawn area with mature flowerbeds all set behind electronic gates. Kynaston Road is well located for Goddington Park and local countryside, local schools, Orpington High Street and Station, as well as the ever sought after St. Olaves Secondary School. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of accommodation and floor space on offer .



#### ENTRANCE PORCH

Double glazed door to front, double glazed windows to both sides, wood flooring.

#### ENTRANCE HALL

Door to front, storage cupboard, wood flooring

#### LOUNGE

24' 09" x 23' 06" (7.54m x 7.16m) (measured at maximum) Double glazed French doors and double glazed bi-folding door to rear, wood flooring.

#### DINING ROOM

17' 07" x 10' 05" (5.36m x 3.18m) Double glazed window to front and side, wood flooring.

#### KITCHEN

17' 06" x 9' 10" (5.33m x 3m) Range of matching wall and base units with worktops over, double butler sink, integrated oven and microwave, integrated 5 ring gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, double glazed window and double glazed door to rear, tiled walls, tiled flooring.



#### CONSERVATORY

8' 10" x 8' 0" (2.69m x 2.44m) Brick base, double glazed window to rear and side, double glazed French door to side, laminate flooring.

#### BEDROOM

12' 10" x 10' 03" (3.91m x 3.12m) Double glazed window to front, carpet.

#### EN-SUITE

Low level WC, wash hand basin in vanity unit, shower with rainforest head over, double glazed opaque window to front, tiled walls, tiled flooring.

#### UTILITY ROOM

11' 05" x 5' 05" (3.48m x 1.65m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for washing machine, space for tumble dryer, double glazed window to side, tiled walls, tiled flooring.

#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to front, tiled flooring.



#### STAIRS TO FIRST FLOOR GALLERY LANDING

Velux window, carpet.

#### BEDROOM

14' 02" x 13' 03" (4.32m x 4.04m) Fitted wardrobes, double glazed window to front, carpet.

#### EN-SUITE

Low level WC, wash hand basin in vanity unit, jacuzzi bath, airing cupboard, double glazed opaque window to side, tiled walls, tiled flooring.

#### BEDROOM

15' 11" x 13' 02" (4.85m x 4.01m) (measured at maximum) Built in wardrobe, double glazed window to front and rear, carpet.

#### BEDROOM

15' 10" x 8' 0" (4.83m x 2.44m) Built in wardrobe, two double glazed windows to rear, carpet.



#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower with rainforest head, double glazed opaque window to rear, tiled walls, tiled flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

85' (25.91m) Decked area with rest laid to lawn, cabin, side access.

#### FRONT GARDEN/OFF STREET PARKING

Set behind electronic gates, block paved drive, laid to lawn, mature flowerbeds.

#### DOUBLE GLAZING

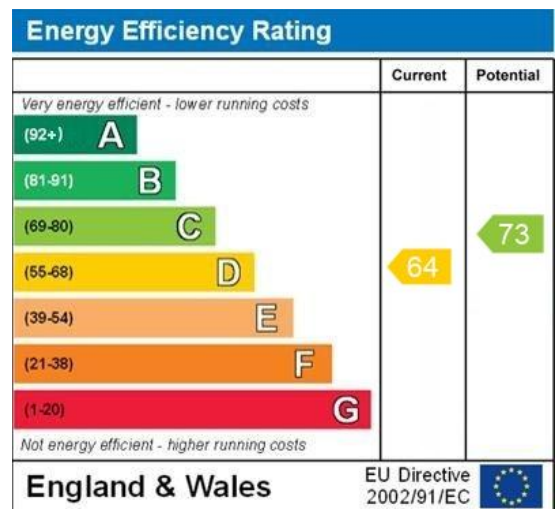
#### CENTRAL HEATING SYSTEM



**Construction: Standard**

**Council Tax Band: F**

**Tenure: Freehold**



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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](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

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