

THOMAS BROWN

ESTATES



26 Warren Road, Orpington, BR6 6HY

Asking Price: £575,000

- 2 Double Bedroom Detached Chalet Property
- Well Located for Warren Road Primary School
- Potential to Extend Further (STPP)
- No Forward Chain, Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom, two bathroom detached chalet property situated on the ever popular Warren Road, providing easy access to Warren Road Primary School and Chelsfield Station. STPP the property has fantastic scope to extend further to create a substantial family home as many others have done on the road. The property is being offered to the market with no forward chain and comprises; entrance porch and hallway, lounge/dining room, kitchen/breakfast room, double bedroom, bathroom and a WC to the ground floor. To the first floor is a further double bedroom with ensuite shower room and a study/potential walk in wardrobe. Externally there is a secluded rear garden, detached garage and a driveway to the front. Viewing is highly recommended to appreciate the standard of location and plot on offer.





ENTRANCE PORCH

Door to front, window to side, tiled flooring.

ENTRANCE HALL

Double glazed window to front, carpet, radiator.

LOUNGE/DINER

22' 07" x 12' 01" (6.88m x 3.68m) Double glazed sliding doors to rear, carpet, two radiators.

INNER HALL

Understairs cupboard, carpet, two radiators.

KITCHEN/BREAKFAST ROOM

16' 0" x 10' 10" (4.88m x 3.3m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, space for washing machine, double glazed window to side and rear, double glazed door to rear, space for table and chairs, vinyl flooring, radiator.



BEDROOM 1

17' 08" x 11' 01" (5.38m x 3.38m) Fitted wardrobes, double glazed window to front and side, carpet, two radiators.

BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to side, tiled walls, carpet, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, carpet.



STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet.

BEDROOM 2

14' 01" x 11' 06" (4.29m x 3.51m) Eaves storage, double glazed window to side, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, shower cubicle, carpet.

STUDY

9' 11" x 7' 10" (3.02m x 2.39m) Double glazed window to front, carpet, radiator.

OTHER BENEFITS INCLUDE:

SOUTH FACING REAR GARDEN

80' 0" x 40' 0" (24.38m x 12.19m) (approx.) Patio area with rest laid to lawn, mature flowerbeds, brick shed, pond, greenhouse, side access.

FRONT GARDEN/OFF STREET PARKING

Drive, part laid to lawn, mature flowerbeds.

DETACHED GARAGE

18' 10" x 13' 02" (5.74m x 4.01m) Electric up and over door, window to rear, power and light.

DOUBLE GLAZING

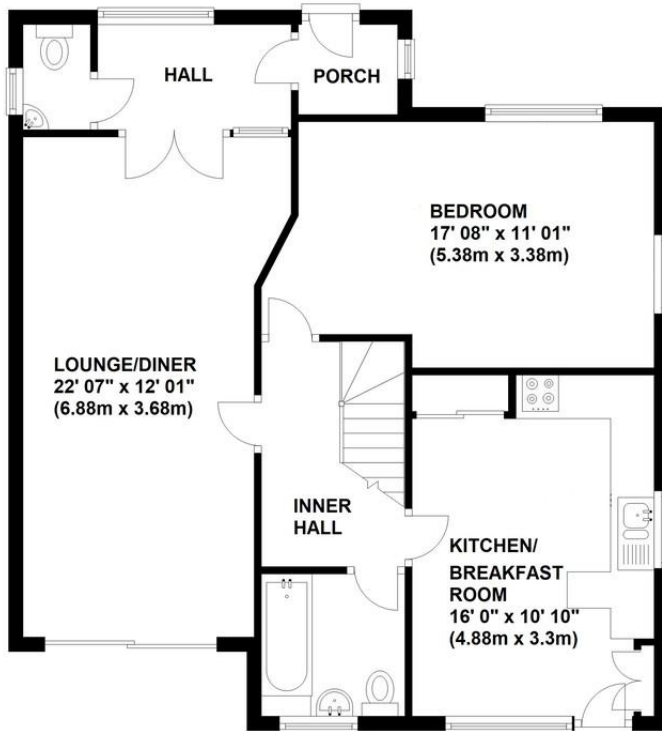
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



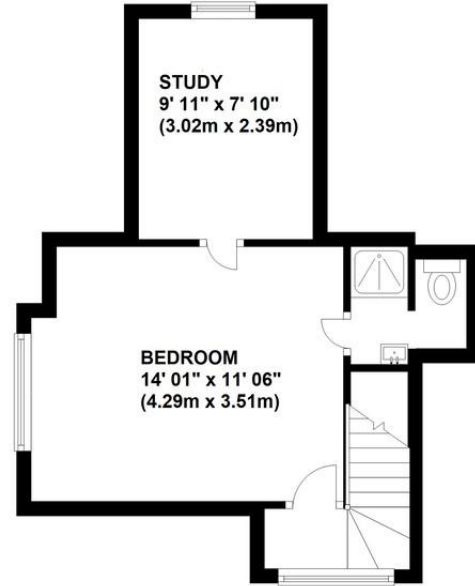
Ground Floor

Approx. 74.8 sq. metres (805.1 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.9 sq. feet)



Total area: approx. 103.0 sq. metres (1109.0 sq. feet)



Construction: Standard

Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(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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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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