

THOMAS BROWN

ESTATES



46 Haileybury Road, Orpington, BR6 9EY

Asking Price: £775,000

- 4 Bedroom, 2 Bathroom Detached Chalet Property
- Well Located for Orpington & Chelsfield Stations
- 2 Reception Rooms & 160' Rear Garden
- In & Out Drive, Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (2008 sqft) four bedroom two bathroom detached chalet property, boasting a fantastic 160' rear garden, in and out driveway for numerous vehicles and a tandem garage. The property is situated in the ever sought after South Orpington, conveniently located within walking distance of Orpington & Chelsfield Stations, as well as local schools such as Highway Primary School and St. Olaves, and the High Street in Orpington. The accommodation on offer comprises: spacious entrance hall way, 22'1x17 lounge with direct access to the rear garden, fitted kitchen, dining room, double bedroom and a bathroom to the ground floor. To the first floor there are a further three bedrooms (two being good size doubles) and a bathroom. Externally there is a mature 160' rear garden with large patio perfect for alfresco dining and entertaining, with a timber workshop to the rear, 26'7 tandem garage to the side and a large driveway to the front. Although the property boasts a strong floor space already, STPP there is fantastic potential to extend further and/or open the lounge and kitchen to create a large living space across the rear of the property if required. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and property on offer.



ENTRANCE HALL

Door to front, solid wood flooring, radiator.

LOUNGE

22' 01" x 17' 0" (6.73m x 5.18m) Double glazed window to side, double glazed French door to rear, carpet, two radiators.

DINING ROOM

14' 05" x 12' 08" (4.39m x 3.86m) Double glazed bay window to front, laminate flooring, radiator.

KITCHEN

17' 05" x 9' 04" (5.31m x 2.84m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, range style cooker to stay, space for fridge/freezer, space for dishwasher, space for washing machine, space for tumble dryer, double glazed door and double glazed window to rear, double glazed window to side, vinyl flooring.



BEDROOM

14' 06" x 12' 09" (4.42m x 3.89m) Double glazed bay window to front, carpet, radiator.

BATHROOM

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

STAIRS TO FIRST FLOOR LANDING

Carpet, radiator.

BEDROOM

20' 03" x 9' 04" (6.17m x 2.84m) (measured at maximum) Walk-in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM

14' 01" x 10' 08" (4.29m x 3.25m) Eaves cupboard, double glazed window to front, carpet, two radiators.



BEDROOM

11' 04" x 7' 08" (3.45m x 2.34m) Eaves storage, Velux style window, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, two double glazed opaque windows to side, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

OFF STREET PARKING

In and out drive with space for multiple vehicles, mature flowerbed, covered entrance.

GARDEN

160' 0" (48.77m) (measured at maximum) Patio area with rest laid to lawn, mature flowerbeds.

TIMBER WORKSHOP

18' 0" x 10' 0" (5.49m x 3.05m)

GARAGE

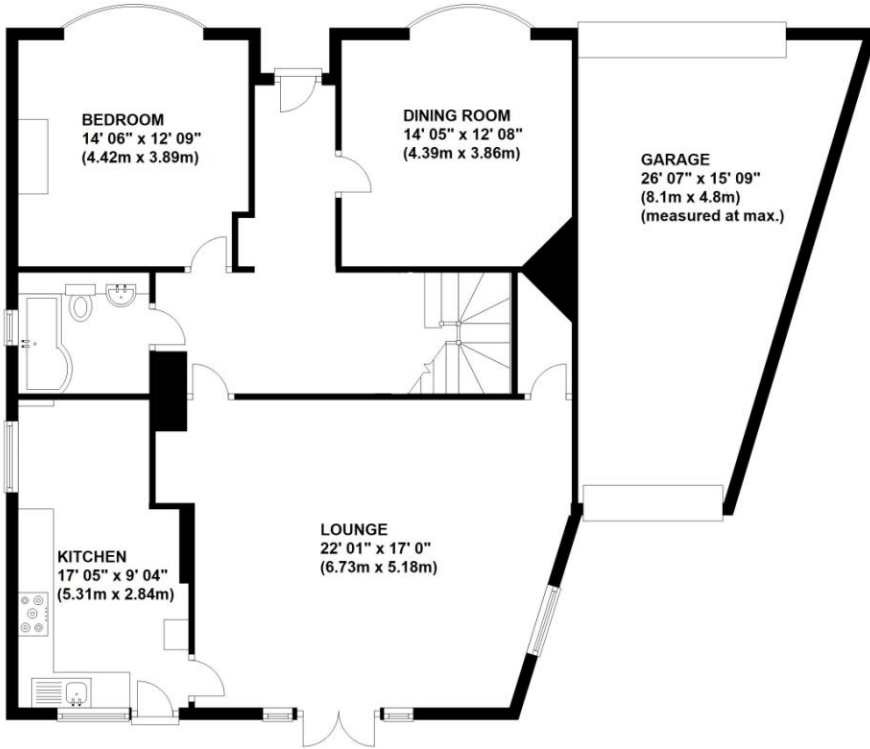
26' 07" x 15' 09" (8.1m x 4.8m) (measured at maximum) Electric up and over door to front, up and over door to rear, power and light.

DOUBLE GLAZING

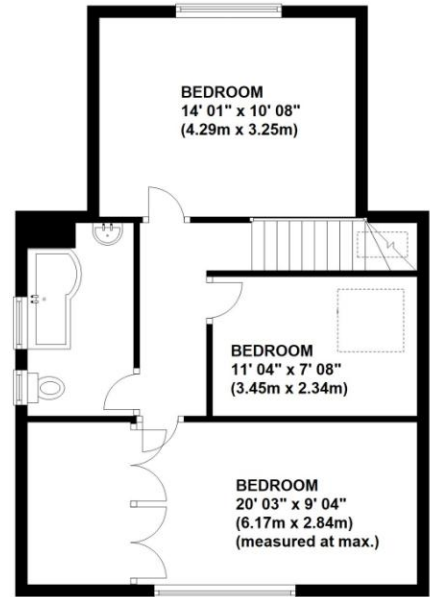
CENTRAL HEATING SYSTEM



Ground Floor
Approx. 130.9 sq. metres (1408.5 sq. feet)



First Floor
Approx. 55.7 sq. metres (599.8 sq. feet)



Total area: approx. 186.6 sq. metres (2008.2 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		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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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