

THOMAS BROWN

ESTATES

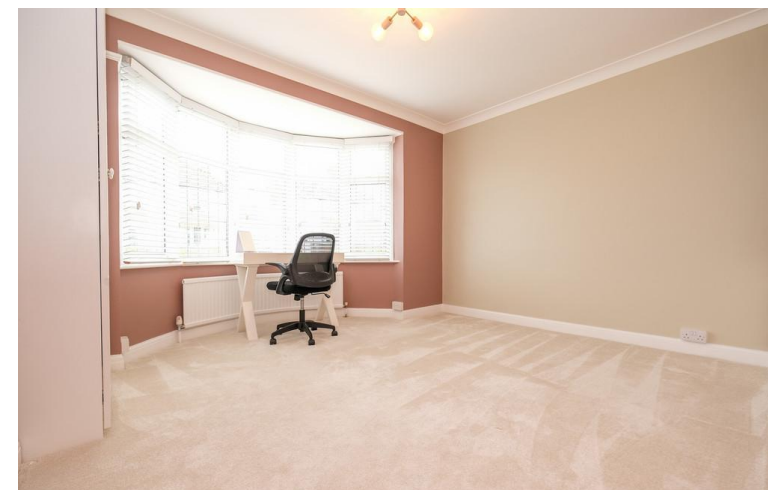


17 Warren Drive, Orpington, BR6 6EX

Guide: £700,000-£715,000

- 3 Double Bedroom Semi-Detached House
- Double Storey Rear Extended 1338sqft
- A Few Minutes Walk from Chelsfield Station
- No Forward Chain, Recently Refurbished





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and recently refurbished, double storey rear extended 1338sqft three double bedroom semi-detached house that must be viewed to fully appreciate the high specification and wonderful location on offer. The property is situated on a no through road and within a few minutes walk of Chelsfield Station, local shops and sought after schools. The property is being offered with no forward chain and comprises; entrance hall, lounge, WC and a fantastic open plan kitchen/diner/family room with bi-fold doors to the rear garden, to the ground floor. To the first floor are three double bedrooms and a family bathroom with separate freestanding roll top bath and walk in shower. Externally there is a seduced rear garden mainly laid to lawn with a raised decked area perfect for entertaining and alfresco dining and a block paved drive to the front. Warren Drive is very well located for Chelsfield mainline station with its frequent and fast services to London. Education is well catered for with several highly regarded state and private schools within a ten-mile radius. There are many local parks including the High Elms Country Park, 'an area of outstanding natural beauty' ideal for walkers. The M25 may be joined at junction 4 for easy access to other major roads, Gatwick and other airports. Internal viewing is highly recommended to appreciate the location and standard of accommodation on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE PORCH

Double glazed door to front, tiled flooring.

ENTRANCE HALL

Door to front, double glazed window to side, herringbone flooring, radiator.

LOUNGE

12' 10" x 11' 08" (3.91m x 3.56m) (measured at maximum)
Bespoke storage, double glazed bay window to front, wood effect flooring, radiator.

KITCHEN/DINER/FAMILY ROOM

25' 06" x 21' 09" (7.77m x 6.63m) (measured at maximum)
(L-shaped) Range of matching wall and base units with quartz worktops over, sink with Quooker tap, integrated oven, integrated combi oven, integrated 5 ring gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, wine cooler, breakfast bar, pantry style cupboard, bespoke storage and study area, double glazed bi-folding doors and double glazed bi-folding windows to rear, herringbone flooring, two radiators.



CLOAKROOM

Low level WC, wash hand basin, utility cupboard for washing machine and tumble dryer, double glazed opaque window to side, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Bespoke storage, carpet, radiator.

BEDROOM 1

14' 08" x 10' 07" (4.47m x 3.23m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 08" x 12' 03" (3.86m x 3.73m) Double glazed bay window to front, carpet, radiator.

BEDROOM 3

10' 07" x 9' 07" (3.23m x 2.92m) Double glazed window to side, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, freestanding roll top bath with shower attachment, walk-in shower with rainforest head and shower attachment, double glazed opaque window to rear, tiled flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

80' 0" x 27' 0" (24.38m x 8.23m) Patio and large decked areas with rest laid to lawn, mature shrubs, workshop, side access.

FRONT/OFF STREET PARKING

Block paved drive, part laid to lawn.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

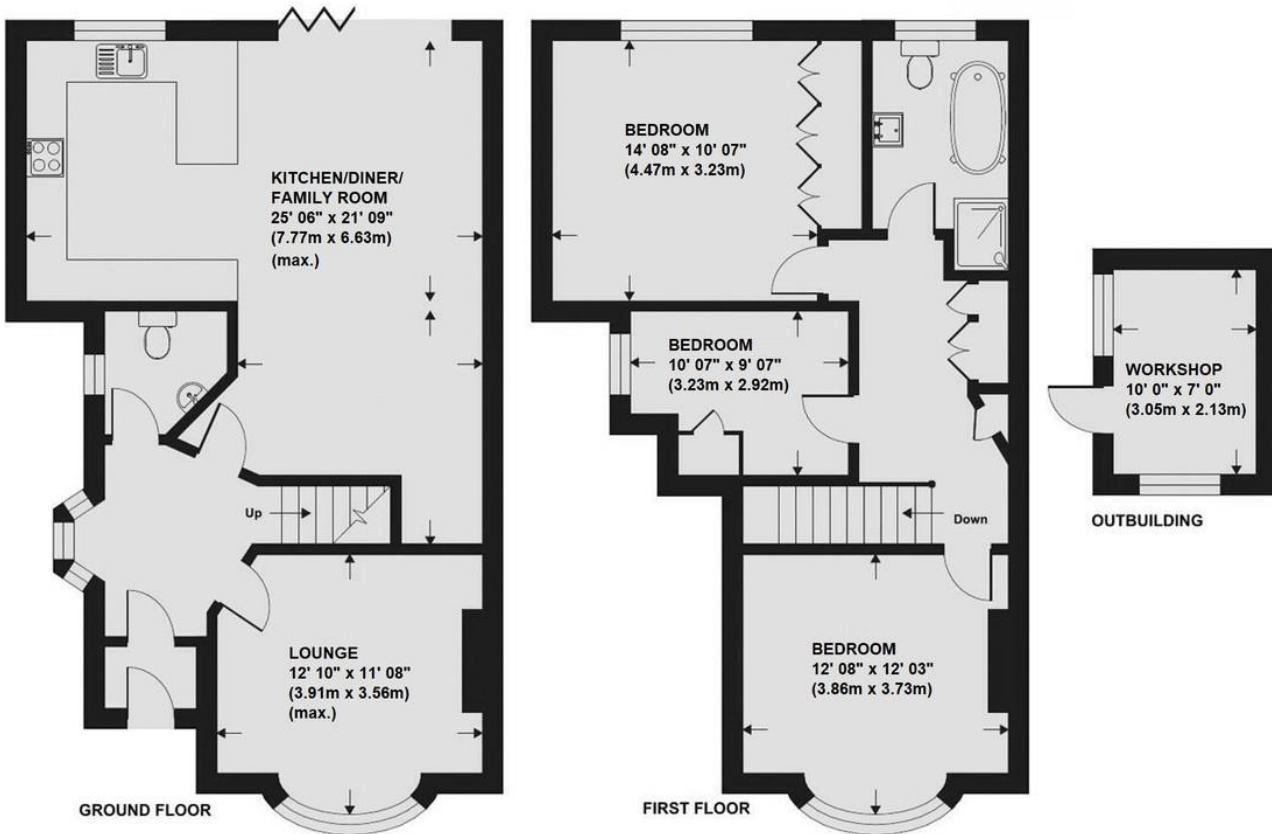


Approximate Area = 1338 sq ft / 124.3 sq m

Outbuilding = 70 sq ft / 6.5 sq m

Total = 1408 sq ft / 130.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(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

Construction: Standard

Council Tax Band: D

Tenure: Freehold

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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

THOMAS BROWN
ESTATES