

THOMAS BROWN

ESTATES

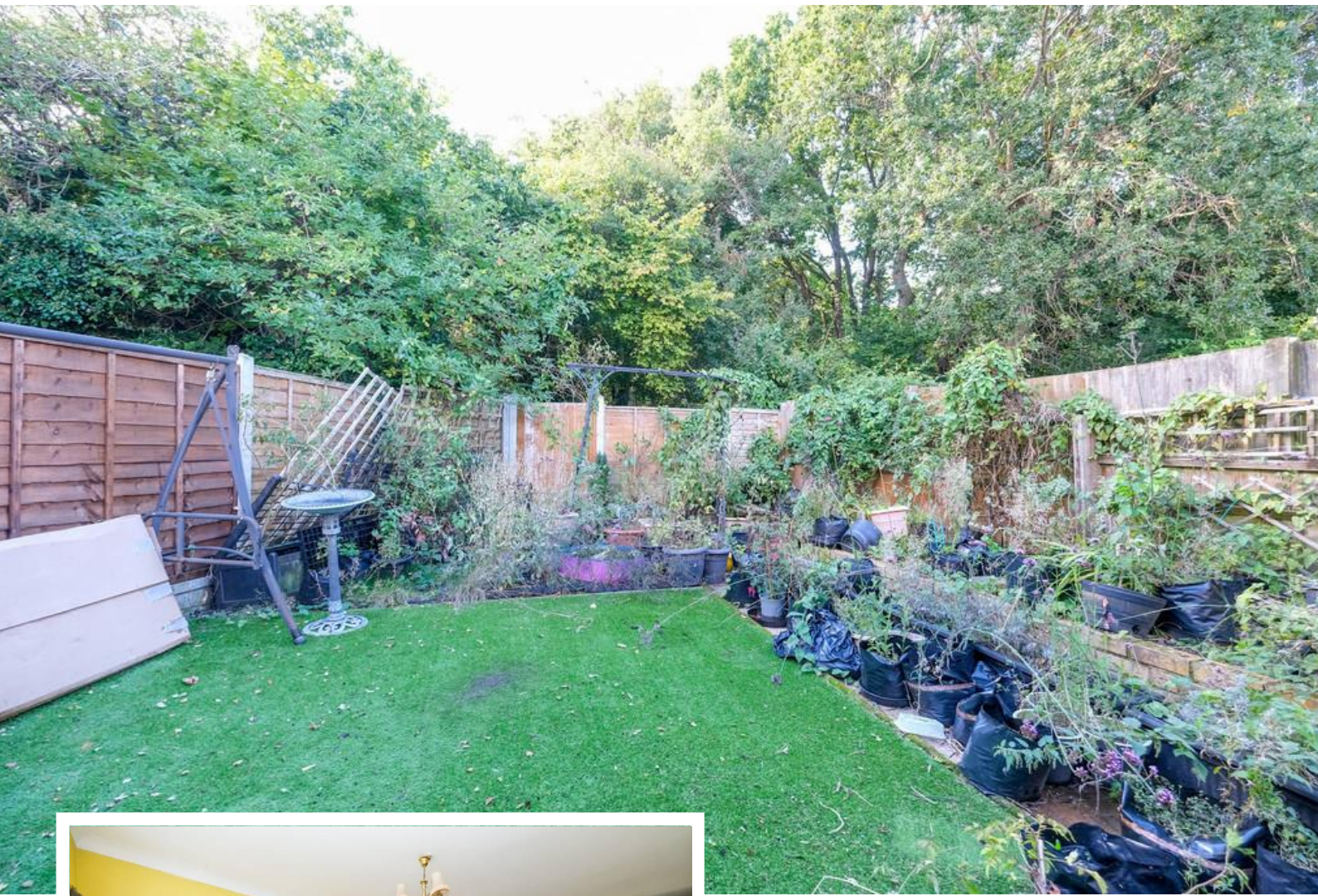


12 Goldfinch Close, Orpington, BR6 6NF

Asking Price: £750,000

- 4 Bedroom Extended Link Detached Property
- Close Proximity to Chelsfield Station & Sought After Schools
- Detached Garage & 2 Bathrooms
- Quiet No Through Development





Property Description

Thomas Brown Estates are delighted to offer this extended four bedroom two bathroom link detached property situated at the rear of a quiet no through development, boasting close proximity to Chelsfield Station, local shops and many sought after schools. The property comprises: entrance porch and hallway, lounge, dining room, open plan kitchen/breakfast room, conservatory and a WC to the ground floor. To the first floor are four bedrooms, one with en-suite shower room, study and a family bathroom. Externally there is a secluded rear garden, detached garage and a block paved drive for numerous vehicles. Please note to the side an extension has been started but not completed that would provide additional reception space to the ground floor, ten solar panels and the property has an air pump heat source. Internal viewing is highly recommended to appreciate the standard of location and floor space on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE PORCH

Double glazed opaque French doors to front.

ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

LOUNGE

18' 03" x 10' 01" (5.56m x 3.07m) Double glazed bay window to front, doors to dining room, carpet, radiator.

DINING ROOM

12' 07" x 8' 01" (3.84m x 2.46m) Double glazed French doors to conservatory, carpet, radiator.

CONSERVATORY

16' 07" x 9' 0" (5.05m x 2.74m) Double glazed windows to rear and side, double glazed French door to rear, double glazed door to side, underfloor heating, tiled flooring.

KITCHEN/BREAKFAST ROOM

24' 03" x 16' 10" (7.39m x 5.13m) (L-shaped) Range of matching wall and base units with worktops over, double stainless steel sink and drainer, integrated Neff double oven, integrated Neff induction hob, Neff cooker hood with external extractor, integrated washing machine, integrated dishwasher, two integrated undercounter fridges, two integrated undercounter freezers, double glazed French doors to conservatory, double glazed door to rear, laminate flooring, radiator.

CLOAKROOM

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

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

14' 08" x 9' 03" (4.47m x 2.82m) Two double glazed windows with shutters to rear, carpet, radiator.

EN-SUITE

Wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, heated towel rail, vinyl flooring.

BEDROOM 2

12' 0" x 8' 01" (3.66m x 2.46m) Double glazed window with shutters to rear, carpet, radiator.

BEDROOM 3

10' 0" x 8' 11" (3.05m x 2.72m) Double glazed window with shutters to front, carpet, radiator.

BEDROOM 4

8' 08" x 7' 04" (2.64m x 2.24m) Double glazed window with shutters to front, carpet, radiator.

STUDY

10' 0" x 8' 0" (3.05m x 2.44m) (approx.) Skylight, carpet.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

28' 0" x 25' 0" (8.53m x 7.62m) Artificial lawn, outside cold water tap, backs onto woodlands.

SIDE EXTENSION

22' 03" x 9' 10" (6.78m x 3m) (measured at maximum)

FRONT/OFF STREET PARKING

Block paved drive for multiple vehicles, flowerbeds, outside cold water tap.

GARAGE

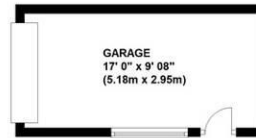
17' 0" x 9' 08" (5.18m x 2.95m) Up and over door to front, double glazed opaque window and double glazed opaque door to side, power and light.

DOUBLE GLAZING

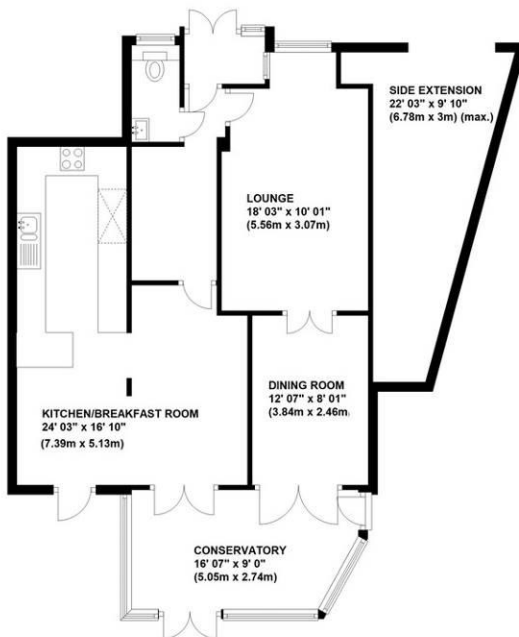
CENTRAL HEATING SYSTEM



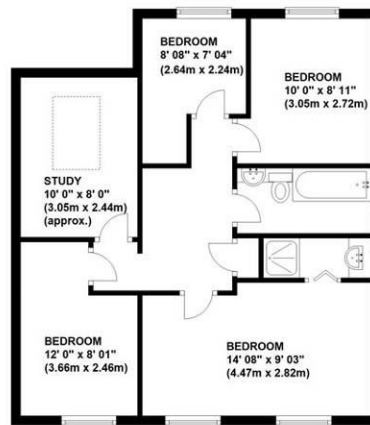
Outbuilding
Approx. 13.3 sq. metres (142.7 sq. feet)



Ground Floor
Approx. 91.2 sq. metres (981.6 sq. feet)



First Floor
Approx. 59.7 sq. metres (642.7 sq. feet)



Total area: approx. 164.2 sq. metres (1767.0 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		87
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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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