

THOMAS BROWN

ESTATES



5 Briarswood Way, Orpington, BR6 6LU

Asking Price: £665,000

- 4 Bedroom, 2 Bathroom Detached House
- Well Located for Warren Road Primary School
- Situated in a Quiet Sought After Close
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this four bedroom two bathroom detached property, being offered to the market with no forward chain, situated in a very quiet sought after close located within walking distance to Warren Road Primary School and Chelsfield Station. The accommodation on offer comprises; entrance porch and hallway, lounge/dining room, kitchen, conservatory and a shower room to the ground floor. To the first floor is a landing providing access to four bedrooms and the family bathroom. Externally there are front and rear landscaped gardens, garage to the rear with parking in front of, and off street parking via the drive. To the side of the property there is a space currently housing a greenhouse that could be utilised for an extension STPP. Please call Thomas Brown Estates to book your appointment to view to fully appreciate the quality of road, specification and proximity to amenities on offer including local shops, M25 and quick trains to central London via Orpington and Chelsfield Stations.



ENTRANCE PORCH

Double glazed door to front.

ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

LOUNGE/DINER

22' 03" x 12' 08" (6.78m x 3.86m) (measured at maximum)
Double glazed window to front, double glazed sliding doors to conservatory, carpet, two radiators.

CONSERVATORY

8' 08" x 7' 09" (2.64m x 2.36m) Brick base, double glazed windows to garden, double glazed French doors to side, vinyl flooring.

KITCHEN

12' 10" x 9' 06" (3.91m x 2.9m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window to rear, composite door to side, laminate flooring, radiator.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, part tiled walls, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, carpet.

BEDROOM 1

11' 05" x 10' 10" (3.48m x 3.3m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 03" x 8' 08" (3.43m x 2.64m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

10' 08" x 7' 02" (3.25m x 2.18m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 4

8' 05" x 7' 0" (2.57m x 2.13m) Double glazed window to rear, carpet, radiator.

BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

40' 0" (12.19m) (approx.) Landscaped, shed, side access, space to side.

FRONT

Drive, landscaped, mature shrubs, path to front door.

GARAGE

17' 02" x 8' 02" (5.23m x 2.49m) Up and over door, door to side, power and light, additional storage space in roof, parking in front.

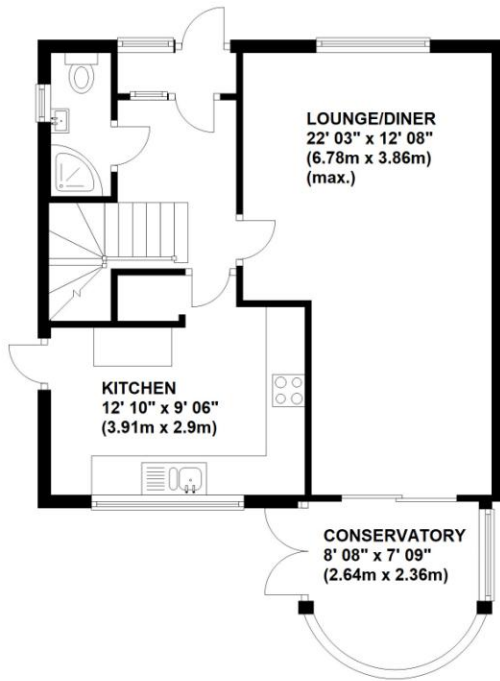
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

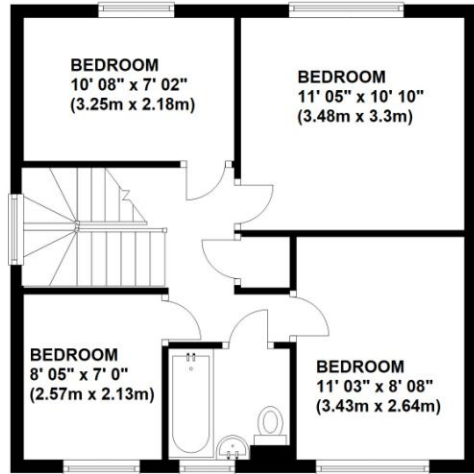
NO FORWARD CHAIN



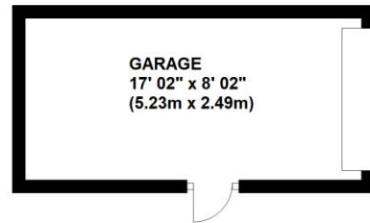
Ground Floor
Approx. 51.6 sq. metres (555.6 sq. feet)



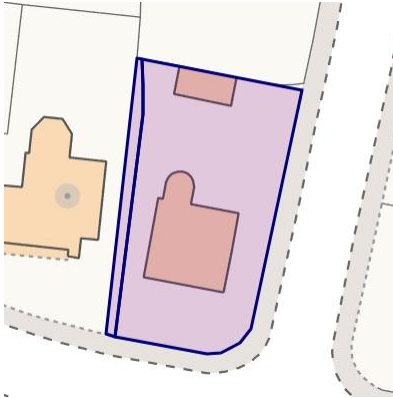
First Floor
Approx. 46.8 sq. metres (504.0 sq. feet)



Outbuilding
Approx. 13.0 sq. metres (139.9 sq. feet)



Total area: approx. 111.4 sq. metres (1199.5 sq. feet)



Construction: Standard
Council Tax Band: F
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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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

