

# THOMAS BROWN

## ESTATES

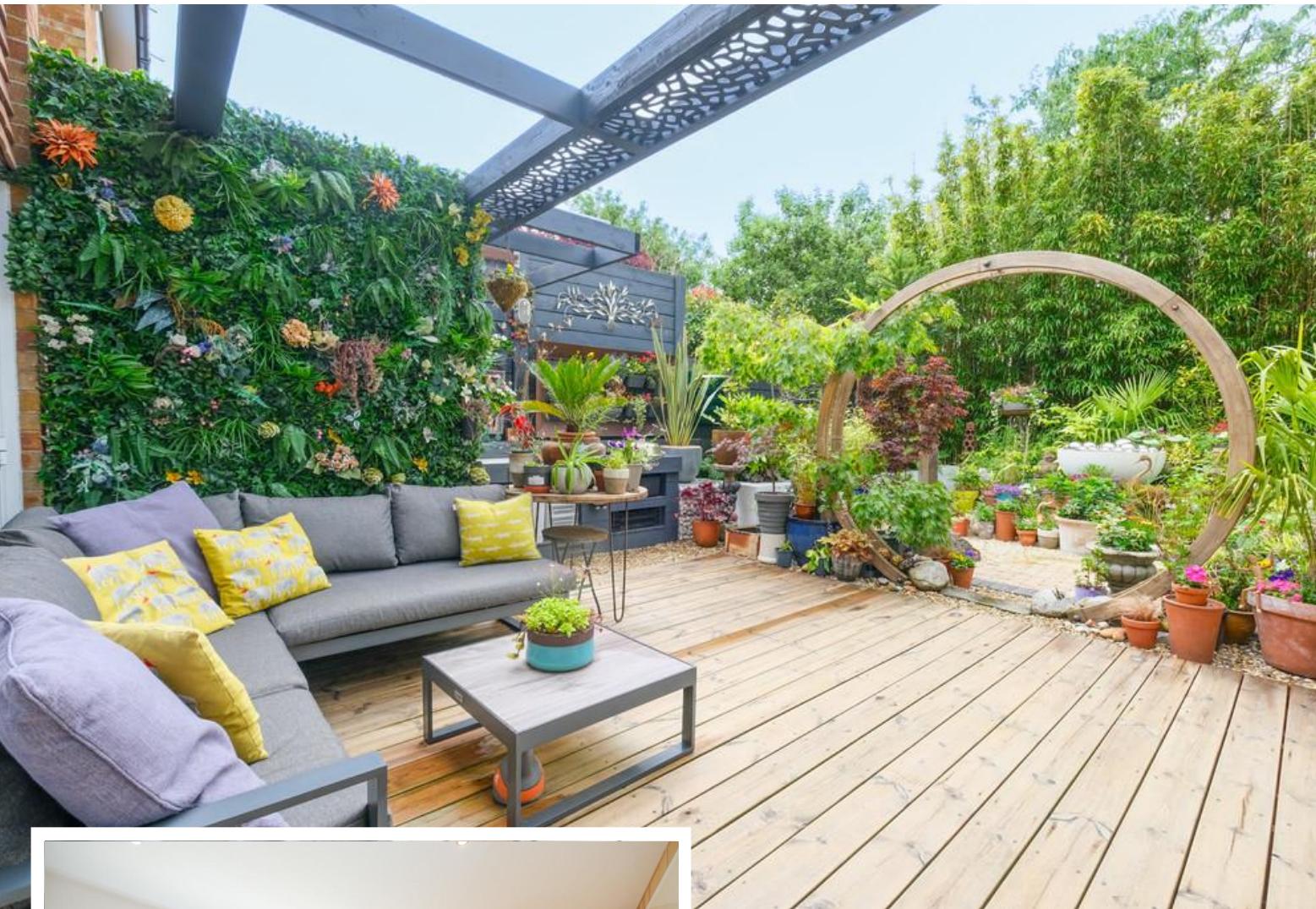


**17 Woodside, Orpington, BR6 6JR**

**Asking Price: £745,000**

- 3 Double Bedroom Detached House
- Finished to a Modern Specification
- Landscaped Rear Garden
- Close Proximity to Chelsfield Station





## Property Description

Thomas Brown Estates are delighted to offer this must view, immaculately presented three double bedroom detached property finished throughout to a modern specification that is rarely seen in the local area, with views over woodland to the front and boasting close proximity to Chelsfield Station, local shops, doctor's surgery and many sought after schools. The property comprises: entrance porch, dual aspect lounge/dining room with bi-fold doors to the garden and a high specification German kitchen to the ground floor. To the first floor are three double bedrooms and an executive family bathroom with separate bath and walk in shower. Externally there is a landscaped rear garden perfect for entertaining and alfresco dining with an outdoor kitchen/BBQ and numerous seating areas, garage to the side and driveway to the front. Internal viewing is highly recommended to appreciate the standard of location and specification on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



#### FRONT

Driveway for approx. three vehicles, mature hedges.

#### ENTRANCE PORCH

Wooden door to front, tiled flooring.

#### LOUNGE/DINING ROOM

23' 06" x 17' 08" (7.16m x 5.38m) Double glazed window to front, double glazed bi-fold doors to rear, bespoke units and feature wall, solid wood flooring, three radiators.

#### KITCHEN

13' 07" x 8' 02" (4.14m x 2.49m) Range of matching wall and base units with quartz worktops over, sink, induction hob with extractor hood over, integrated oven, integrated microwave oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, larder cupboard, double glazed door to side, double glazed window to rear, bespoke copper ceiling, tiled flooring. (Has gas supply below hob).

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed window to side, wood flooring.

#### BEDROOM 1

12' 03" x 11' 08" (3.73m x 3.56m) (measurement not including wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

14' 01" x 9' 03" (4.29m x 2.82m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

13' 08" x 8' 08" (4.17m x 2.64m) (measured at maximum) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath, walk-in shower with Rainforest head and attachment, opaque double glazed window to rear, double glazed window to side, heated towel rail, tiled walls and flooring, electric underfloor heating.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

38' 0" x 35' 0" (11.58m x 10.67m) Landscaped, decked area, numerous seating areas, outdoor Kitchen and BBQ area, Summerhouse, two storage areas to either side, side access, outdoor lights, mature flowerbeds.

#### GARAGE

17' 03" x 8' 02" (5.26m x 2.49m) Up and over door, door to side, power and light.

#### OFF STREET PARKING

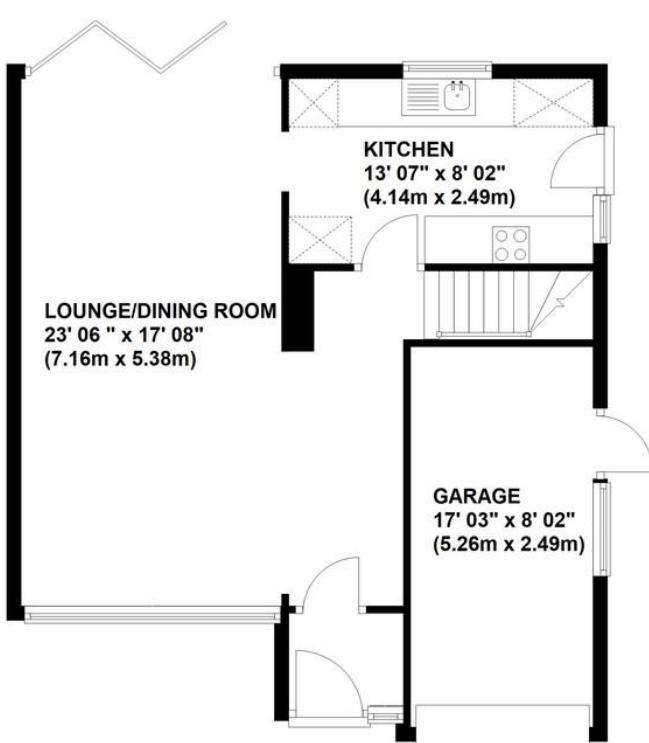
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



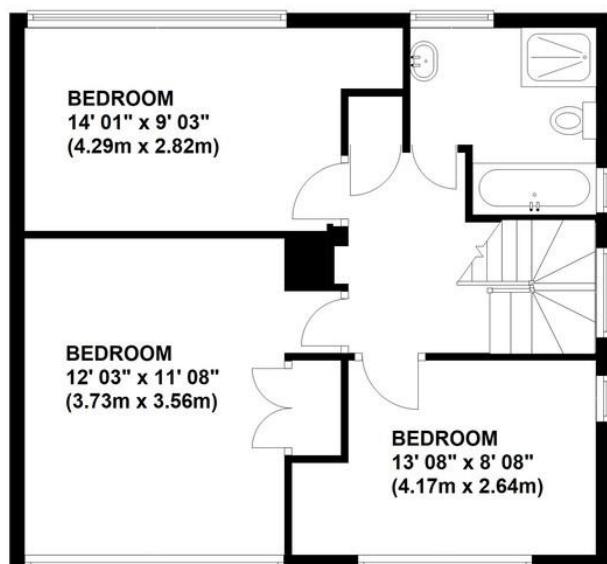
## Ground Floor

Approx. 61.8 sq. metres (664.7 sq. feet)



## First Floor

Approx. 55.9 sq. metres (601.7 sq. feet)



Total area: approx. 117.7 sq. metres (1266.4 sq. feet)

This plan is for illustration purpose only – not to scale



**Council Tax Band: F**

**Tenure: Freehold**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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