

# THOMAS BROWN

## ESTATES

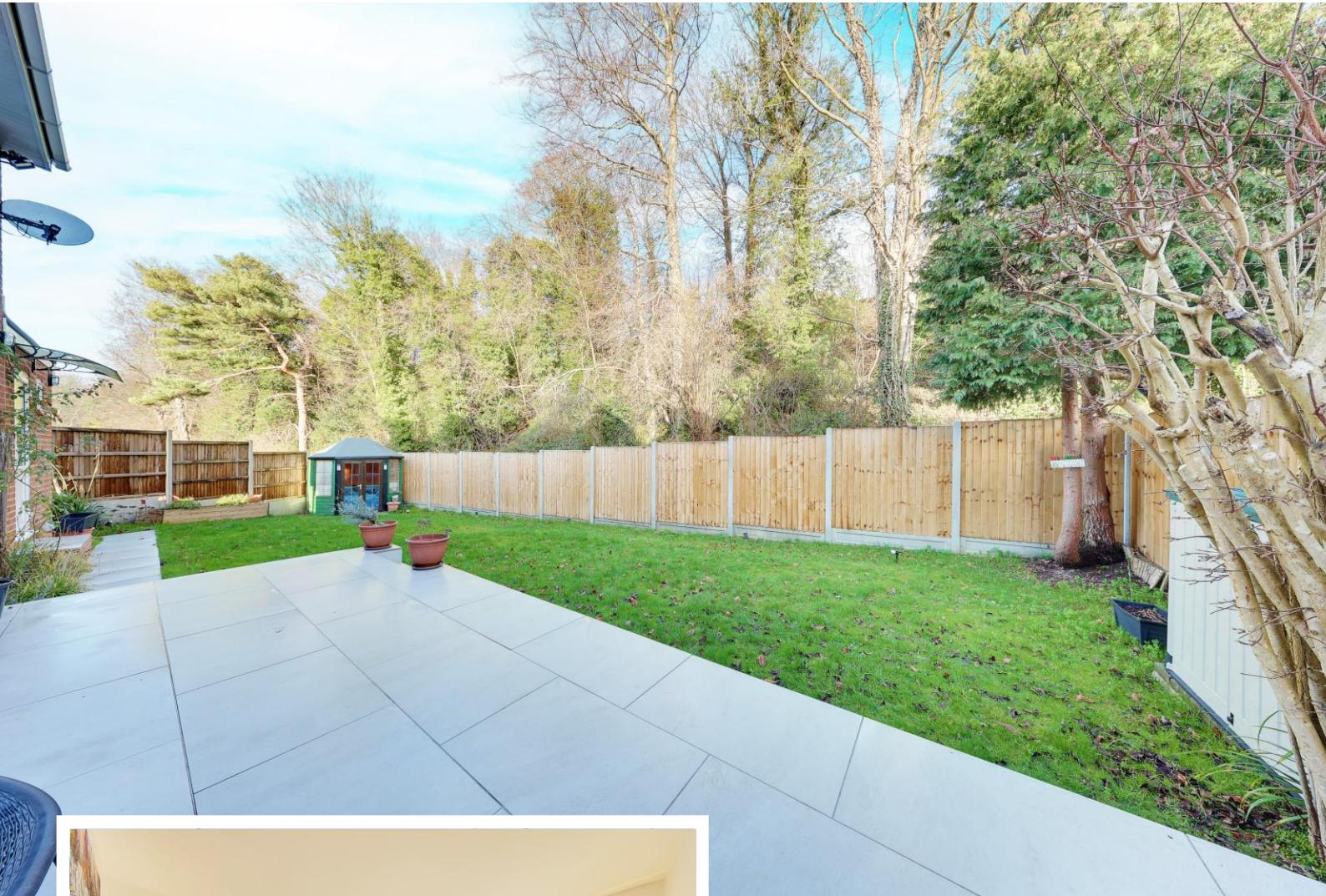


**36 Arne Grove, Orpington, BR6 9TT**

**Asking Price: £695,000**

- 3 Double Bedroom, 2 Bathroom Detached House
- Close Proximity to Local Schools & Orpington Station
- Double Storey Side Extended
- No Forward Chain, Guest 4<sup>th</sup> Bedroom





## Property Description

Thomas Brown Estates are delighted to present this deceptively spacious, double storey side extended, three double bedroom (with study/fourth guest bedroom), two bathroom detached family home, ideally positioned within close proximity to excellent local schools including Warren Road Primary School and Orpington Station.

Offered to the market with no forward chain, the accommodation comprises an entrance porch and hallway, a bright open plan lounge/dining room with direct access to the rear garden, modern fitted kitchen, study (potential fourth/guest bedroom), utility room and a ground floor WC.

To the first floor, a spacious landing provides access to three well proportioned double bedrooms, a family shower room and separate WC. The impressive master bedroom further benefits from a dressing area and en-suite shower room.

Externally, the property boasts a private rear garden, mainly laid to lawn with a patio area ideal for entertaining. To the front there is a driveway and garage (storage only).

Arne Grove is conveniently located for Orpington High Street, Orpington Station, reputable local schools and bus routes. An internal viewing is highly recommended to fully appreciate the excellent location, generous floor space and overall specification on offer. Please contact Thomas Brown Estates to arrange your viewing.





#### ENTRANCE PORCH

Double glazed opaque door to front, double glazed window to side, tiled effect flooring.

#### ENTRANCE HALL

Door to front, laminate flooring.

#### LOUNGE/DINER

31' 01" x 12' 11" (9.47m x 3.94m) Two double glazed windows to rear, double glazed window to front, double glazed door to rear, laminate flooring, two radiators.

#### KITCHEN

11' 10" x 6' 11" (3.61m x 2.11m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, range style cooker, space for fridge/freezer, space for slimline dishwasher, double glazed window to front, vinyl flooring.

#### STUDY/BEDROOM 4

9' 02" x 7' 05" (2.79m x 2.26m) Fitted storage, double glazed window to side, laminate flooring.

#### UTILITY ROOM

8' 09" x 6' 04" (2.67m x 1.93m) (measured at maximum) Sink, space for washing machine, double glazed opaque door to rear, vinyl flooring.

#### CLOAKROOM

Low level WC, double glazed opaque window to front, vinyl flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM

10' 04" x 10' 0" (3.15m x 3.05m) Double glazed window to rear, carpet, radiator.

#### WALK-IN WARDROBE/POTENTIAL STUDY AREA

9' 06" x 7' 11" (2.9m x 2.41m) (measured to front of wardrobes) Fitted wardrobe, double glazed window to rear, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to front, vinyl flooring, heated towel rail.

#### BEDROOM

12' 0" x 7' 05" (3.66m x 2.26m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM

9' 11" x 9' 06" (3.02m x 2.9m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### SHOWER ROOM

Wash hand basin in vanity unit, walk-in shower, double glazed opaque window to front, vinyl flooring.

#### SEPARATE WC

Low level WC, double glazed opaque window to front, vinyl flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

55' 0" x 27' 0" (16.76m x 8.23m) Patio area with rest laid to lawn, summerhouse.

#### OFF STREET PARKING

Drive.

#### GARAGE (STORAGE ONLY)

8' 02" x 6' 05" (2.49m x 1.96m) Roller blind door.

#### DOUBLE GLAZING

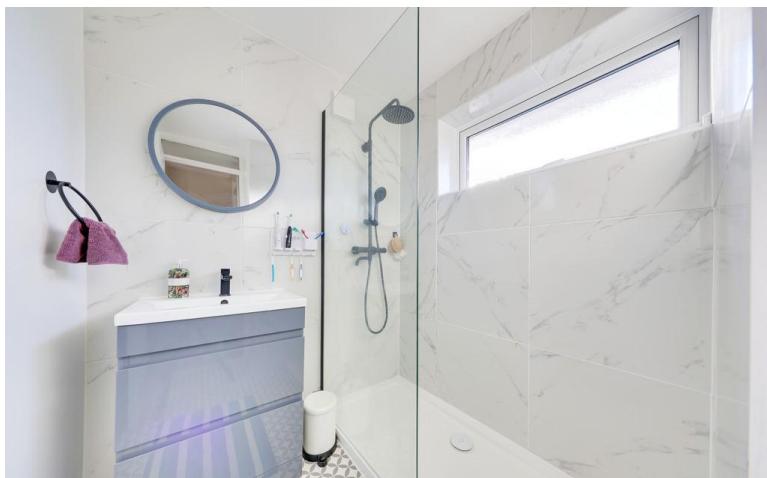
#### CENTRAL HEATING SYSTEM

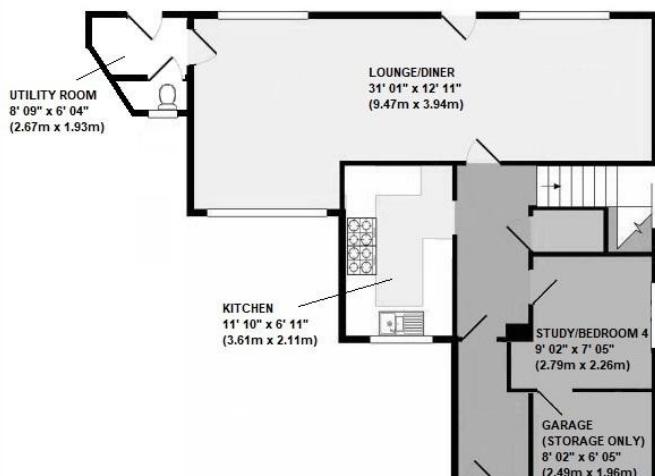
#### ALARMED

#### NO FORWARD CHAIN

#### POINTS TO NOTE:

Since moving in the owners have put in new flooring, bathrooms, fitted wardrobes, patio/garden fences and front driveway along with the cloakroom/utility extension (built in 2024).





GROUND FLOOR



1ST FLOOR

Total area: approx. 1340 Sq. feet

This plan is for illustration purpose only - not to scale



**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		79
(69-80) C		
(55-68) D		62
(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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