

THOMAS BROWN

ESTATES



3B Knoll Rise, Orpington, BR6 0EJ

Asking Price: £690,000

- 4 Bedroom, 2 Bathroom Detached House
- Close to Orpington High Street & Station

- Highly Desirable 'The Knoll'
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this end of chain, four bedroom two bathroom detached house situated in the most convenient location for Orpington High Street and Station in the highly desirable 'The Knoll' area of Orpington. The accommodation on offer comprises; entrance porch and hall, dual aspect lounge, dining room, fitted kitchen and a WC to the ground floor. To the first floor is a landing providing access to four bedrooms (all with built in wardrobes), en-suite to the master bedroom, and a family bathroom. Externally, there is a rear garden mainly laid to lawn, with a garage and drive to the front. Please note the kitchen and dining room could easily be opened up to create a kitchen/diner and STPP the garage could be converted if required by the new buyers. Knoll Rise is moments away from Orpington High Street and an easy walk to Orpington Station, local bus routes and schools. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the fantastic location on offer.



ENTRANCE PORCH

Wooden door to front, carpet, radiator.

ENTRANCE HALL

Double doors to porch, carpet, radiator.

LOUNGE

23' 1" x 11' 2" (7.04m x 3.4m) Dual aspect, double glazed window to front, double glazed window and French doors to rear, carpet, two radiators.

DINING ROOM

10' 9" x 8' 1" (3.28m x 2.46m) Double glazed window to rear, carpet, radiator.

KITCHEN

10' 9" x 7' 11" (3.28m x 2.41m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven and gas hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window and door to rear, tiled splash back, tiled flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to front, loft hatch, carpet.

BEDROOM

13' 11" x 9' 9" (4.24m x 2.97m) Two built in wardrobes, double glazed window to rear, carpet, radiator.

ENSUITE SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to rear, carpet, radiator.

BEDROOM

11' 2" x 8' 1" (3.4m x 2.46m) Built in wardrobe, double glazed window to rear, carpet, radiator.



BEDROOM

12' 9" x 6' 11" (3.89m x 2.11m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM

9' 1" x 8' 1" (2.77m x 2.46m) Built in wardrobe, double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to rear, part tiled walls, carpet, radiator.

OTHER BENEFITS INCLUDE

SOUTH FACING GARDEN

35' 0" x 35' 0" (10.67m x 10.67m) Patio area with rest laid to lawn, mature shrubs, side access.

GARAGE

15' 6" x 8' 0" (4.72m x 2.44m) Up and over door to front, door to side, power and light.

OFF STREET PARKING

Driveway with access to garage, side access, rest laid to lawn with flower beds.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





GROUND FLOOR
APPROX. FLOOR
AREA 639 SQ.FT.
(59.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 613 SQ.FT.
(56.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1252 SQ.FT. (116.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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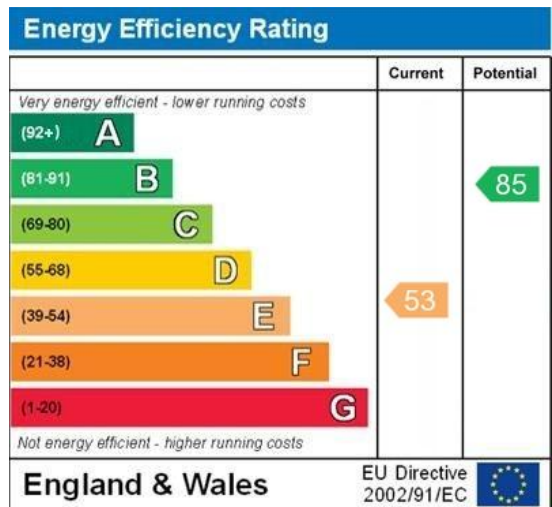


Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold



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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

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