

THOMAS BROWN

ESTATES



Stonehouse Road, Halstead, TN14 7HW

Offers IEO: £795,000

- 4 Bedroom, 3 Bathroom Detached Bungalow
- Potential to Extend Further (STPP)
- Well Located for Many Stations
- Sought After Private Road





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, four bedroom three bathroom 2239 sqft detached property, that has been greatly extended, that must be viewed to fully appreciate the semi-rural surroundings yet within easy access to many stations and transport links. The property boasts fantastic room dimensions, further potential to extend (STPP) and is situated towards the end of the ever sought after Stonehouse Road (private road). The accommodation comprises: entrance porch and hallway, lounge that is open plan to the dining room, modern fitted kitchen, large family room with fantastic views over the rear garden, fitted study, conservatory/home office and a further reception room. There are also four bedrooms with the master boasting an en-suite and a family bathroom and shower room. Externally is a beautiful rear garden, mostly laid to lawn with mature flower beds, allotment area and numerous seating areas perfect for alfresco dining. There is a double integral garage to the side and a driveway for numerous vehicles to the front. The property is situated within close proximity to Orpington and local stations such as Knockholt and Chelsfield but is actually situated in the Sevenoaks District and therefore in the catchment area for Kent Grammar Schools. Internal viewings are highly recommended to fully appreciate the location and size of accommodation on offer.





ENTRANCE PORCH

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

ENTRANCE HALL

Wooden door to front, solid oak flooring, radiator.

LOUNGE

15' 11" x 10' 9" (4.85m x 3.28m) (open plan to dining room) Log burner stove, bay seat double glazed window to front, double glazed window to side, solid oak flooring, two radiators.

DINING ROOM

14' 8" x 11' 5" (4.47m x 3.48m) Double glazed window to side and rear, solid oak flooring, radiator.

RECEPTION ROOM

11' 3" x 10' 2" (3.43m x 3.1m) Built in storage, double glazed window to side, laminate flooring, radiator.

KITCHEN

13' 7" x 8' 5" (4.14m x 2.57m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for range style cooker, extractor hood, space for fridge/freezer, space for washing machine, space for dishwasher, tiled splashbacks, double glazed window and double glazed door to side, tiled flooring, radiator.

INNER HALLWAY

Wooden door to front, double glazed opaque window to front, custom fitted larder, laminate flooring, radiator.

FAMILY ROOM

17' 7" x 16' 5" (5.36m x 5m) Custom storage units, double glazed window to rear, double glazed sliding door to side, laminate flooring, covered radiator, radiator.

STUDY/CONSERVATORY

10' 5" x 9' 8" (3.18m x 2.95m) Double glazed composite door to side, double glazed window and double glazed French doors to garden, tiled flooring, radiator.

BEDROOM 1

15' 8" x 11' 8" (4.78m x 3.56m) Walk-in wardrobe, double glazed window to side and rear, laminate flooring, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, double shower cubicle with rainforest head and shower attachment, double glazed opaque window to rear, tiled flooring, heated towel rail.

BEDROOM 2

11' 11" x 11' 1" (3.63m x 3.38m) (measured at maximum) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 3

10' 6" x 8' 11" (3.2m x 2.72m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 4

9' 7" x 7' 1" (2.92m x 2.16m) Built in wardrobe, double glazed window to side, carpet, radiator.

STUDY/BEDROOM 5

9' 5" x 8' 11" (2.87m x 2.72m) Fitted study furniture, double glazed window, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, shower cubicle, bidet, airing cupboard, double glazed opaque window to rear, part tiled walls, tiled flooring, heated towel rail, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle, double glazed opaque window to side, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

80' 0" x 80' 0" (24.38m x 24.38m) (measured at maximum) Multiple seating areas, laid to lawn, range of mature flowerbeds, allotments, greenhouse, shed.

DOUBLE INTEGRAL GARAGE

17' 7" x 17' 5" (5.36m x 5.31m) Up and over door, power and light, space for fridge/freezer, space for tumble dryer.

OFF STREET PARKING

Drive for multiple vehicles, lawn, mature flowerbeds and shrubs, access to garage.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





TOTAL APPROX. FLOOR AREA 2239 SQ.FT. (208.0 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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Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(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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