

THOMAS BROWN

ESTATES



8 Gleeson Drive, Orpington, BR6 9LJ

Asking Price: £580,000

- 4 Bedroom Semi Detached Chalet House
- No Forward Chain
- Further Potential to Extend (STPP)
- Close to Warren Road Primary School





Property Description

Thomas Brown Estates are delighted to offer this extended four bedroom semi detached chalet property, being offered to the market with no forward chain, boasting further potential to extend (STPP) and located on the ever popular Gleeson Drive, providing easy access to Chelsfield/Orpington Stations and local schools such as St Olaves and Warren Road. The accommodation comprises; entrance hallway, lounge, dining room that leads to the conservatory, fitted kitchen and a bedroom to the ground floor. To the first floor are three bedrooms, modern family bathroom and a separate WC; there is also a bonus loft room accessed via ladder style stairs that is currently being used as a further bedroom. Externally there is a good size rear garden mainly laid to lawn, garage to the side and a driveway to the front. Gleeson Drive is very well located for local schools including Warren Road and Green St Green Primary School, local shops including Waitrose, bus routes and Chelsfield/Orpington Stations. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE HALL

Opaque door to side, solid wood flooring.

LOUNGE

14' 07" x 11' 05" (4.44m x 3.48m) Double glazed bay window to front, exposed wood flooring, radiator.

DINING ROOM

13' 11" x 10' 11" (4.24m x 3.33m) French doors to Conservatory, laminate flooring, radiator.

CONSERVATORY

18' 07" x 8' 10" (5.66m x 2.69m) Brick base, double glazed French doors to side, double glazed windows to sides and rear, tiled flooring, two radiators.

KITCHEN

12' 11" x 8' 06" (3.94m x 2.59m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, cooker to stay, space for fridge/freezer, space for washing machine, space for dishwasher, tiled splashbacks, under stairs cupboard, opaque double glazed door to side, double glazed window to rear, tile effect flooring.



BEDROOM 4

7' 05" x 7' 05" (2.26m x 2.26m) Double glazed window to front, exposed wood flooring, radiator and cover.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

15' 02" x 10' 02" (4.62m x 3.1m) Double glazed bay window to front, carpet, radiator.

BEDROOM 2

11' 11" x 10' 0" (3.63m x 3.05m) Built in wardrobes, double glazed window to rear, carpet, radiator.



BEDROOM 3

8' 10" x 7' 05" (2.69m x 2.26m) Double glazed window to side, opaque window to front, laminate flooring, radiator.

BATHROOM

Wash hand basin in vanity unit, bath with attachment and shower over, opaque double glazed window to rear, part tiled walls, tiled flooring, heated towel rail.

SEPARATE WC

Low level WC, opaque double glazed window to side, tiled walls, tiled flooring.

OTHER BENEFITS INCLUDE:

BONUS LOFT ROOM

16' 03" x 8' 08" (4.95m x 2.64m) Access via ladder style staircase, part restricted headroom, two double glazed windows to side, exposed wood flooring.

GARDEN

65' 0" (19.81m) Mainly laid to lawn, side access.

OFF STREET PARKING

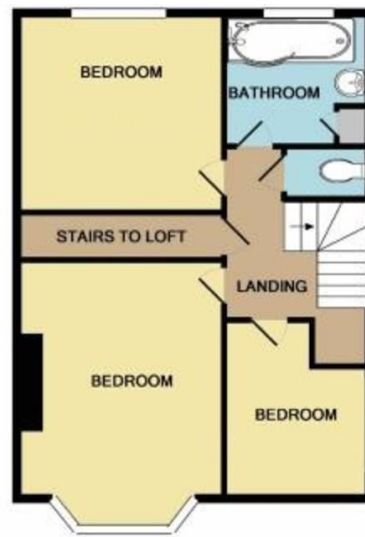
Driveway to front and side with restlaid to lawn.

GARAGE

Brick built, up and over door, double glazed door to side.

CENTRAL HEATING SYSTEM





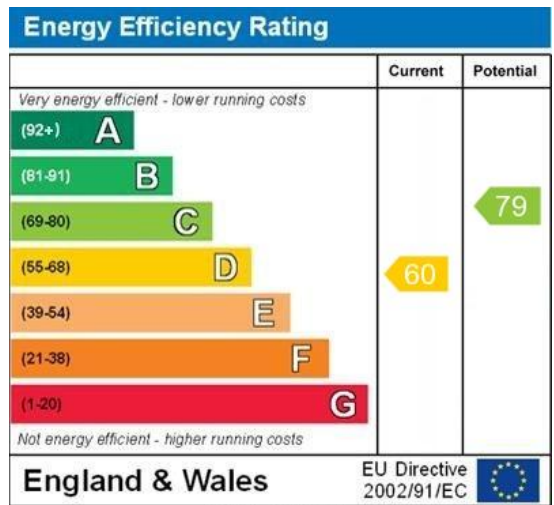
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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: E

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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