

THOMAS BROWN

ESTATES



35 Winchester Road, Orpington, BR6 9DL

Asking Price: £635,000

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Well Located for Chelsfield Station

- Fantastic Rear Garden (approx. 80ft)
- Side & Rear Extended





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, side and rear extended three bedroom, two bathroom semi-detached home. Ideally located within easy walking distance of Chelsfield Station and The Highway Primary School, the property also benefits from a superb rear garden and spacious open-plan living, perfect for modern family life and entertaining.

The accommodation comprises an entrance porch and hallway, a welcoming lounge featuring an open fireplace, and a modern open-plan kitchen/diner flowing seamlessly into the family room. Further ground-floor benefits include a study, utility room and a contemporary shower room.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a generous rear garden, mainly laid to lawn, with two patio areas and a potential home office. To the front, there is a driveway providing off-street parking.

Winchester Road is ideally positioned for a range of highly regarded local schools, including The Highway Primary School and the renowned St Olave's and Newstead Wood grammar schools, as well as Goddington Park.

Early viewing is highly recommended. Please contact Thomas Brown Estates to arrange an appointment and fully appreciate the quality of accommodation on offer.





ENTRANCE PORCH

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

ENTRANCE HALL

Double glazed opaque door to front, double glazed opaque window to side, understairs storage cupboard, laminate flooring, covered radiator.

LOUNGE

12'09" x 12'05" (3.89m x 3.78m) Open fireplace, double glazed window to front, tiled flooring, radiator.

FAMILY ROOM

13'09" x 9'11" (4.19m x 3.02m) Double glazed windows to side and rear, double glazed French doors to side, laminate flooring, radiator.

KITCHEN/DINER

19'0" x 10'11" (5.79m x 3.33m) Range of matching wall and base units with worktops over, one and a half bowl ceramic sink with drainer, Range style cooker, integrated tower fridge, integrated dishwasher, breakfast bar, double glazed window to rear, tiled flooring, radiator.

STUDY

8'03" x 4'11" (2.51m x 1.5m) Double glazed window to front, double glazed opaque window to side, laminate flooring, radiator, conservatory style roof.

UTILITY ROOM

Double glazed opaque window to side, space for washing machine, space for dryer, space for undercounter fridge, laminate flooring, conservatory style roof.

SHOWER ROOM

Low level WC, wash hand basin, shower with rainforest head and shower attachment, double glazed opaque window to side, vinyl flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, loft hatch, storage cupboard, carpet.

BEDROOM 1

12'07" x 10'04" (3.84m x 3.15m) Double glazed window to front, carpet, covered radiator.

BEDROOM 2

10'08" x 10'06" (3.25m x 3.2m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

9'06" x 8'04" (2.9m x 2.54m) Double glazed window to front, carpet, covered radiator.

BATHROOM

Low WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to rear, tiled walls, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

80'0" (24.38m) (approx.) Two patio areas with rest laid to lawn, mature flowerbeds, rear access.

POTENTIAL HOME OFFICE/STORAGE

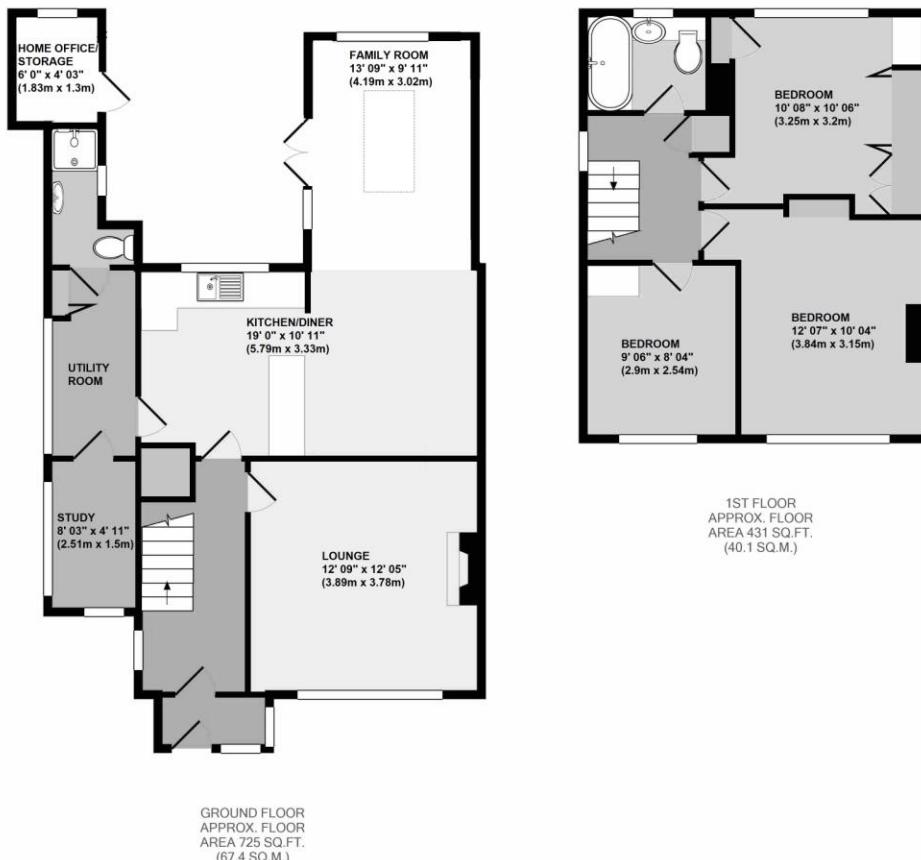
6'0" x 4'03" (1.83m x 1.3m) Double glazed door to side, double glazed window to rear.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





TOTAL APPROX. FLOOR AREA 1157 SQ.FT. (107.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	56
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Council Tax Band: D

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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