

THOMAS BROWN

ESTATES



8 Greenacres Close, Orpington, BR6 7TS **Asking Price: £700,000**

- 4 Bedroom Extended Detached Property
- Close Proximity to Darrick Wood Schools
- 2 Reception Rooms, Conservatory
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this four bedroom extended detached property situated on the ever popular State Farm Avenue Development, boasting close proximity to Darrick Wood Schools and Locksbottom High Street, one of the larger driveways in the local roads, garage and the added benefit of no forward chain. The accommodation is situated in the corner of a quiet close and comprises; entrance hallway, lounge, dining room, kitchen, spacious conservatory and a WC to the ground floor. To the first floor are four bedrooms, master with en-suite shower and the family bathroom. Externally the property boasts a secluded rear garden, garage to the side and a large driveway for numerous vehicles to the front. Greenacres Close is very well located for local schools (Darrick Wood, Newstead Wood and St. Olaves), PRU Hospital, shops including Locksbottom High Street and bus routes. Internal viewing is highly recommended to appreciate the location on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE HALL

Opaque door to side, tiled flooring, radiator.

LOUNGE

16'08" x 15'03" (5.08m x 4.65m) Three double glazed windows to front, carpet, two radiators.

DINING ROOM

10'06" x 9'01" (3.2m x 2.77m) (currently used as study) Double glazed French doors to conservatory, carpet, radiator.

KITCHEN

9'10" x 9'10" (3m x 3m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for range style cooker, space for American fridge/freezer, space for washing machine, space for slimline dishwasher, double glazed windows and double glazed door to rear, tiled flooring.

CONSERVATORY

15'08" x 8'08" (4.78m x 2.64m) Brick base, double glazed windows to both sides and rear, double glazed French doors to side, laminate flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window with shutters to side, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

12'0" x 11'04" (3.66m x 3.45m) Fitted wardrobes, two double glazed windows to front, carpet, radiator.

EN-SUITE

Wash hand basin, shower cubicle, double glazed opaque window with shutters to side, tiled walls, carpet.

BEDROOM 2

10'09" x 9'11" (3.28m x 3.02m) Fitted and built in wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

8'11" x 7'07" (2.72m x 2.31m) Double glazed window to front, carpet, radiator.

BEDROOM 4

8'01" x 7'08" (2.46m x 2.34m) Fitted wardrobe, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

40'0" (12.19m) Decked area with rest laid to lawn, mature shrubs.

OFF STREET PARKING

Drive for multiple vehicles, mature shrubs, covered entrance.

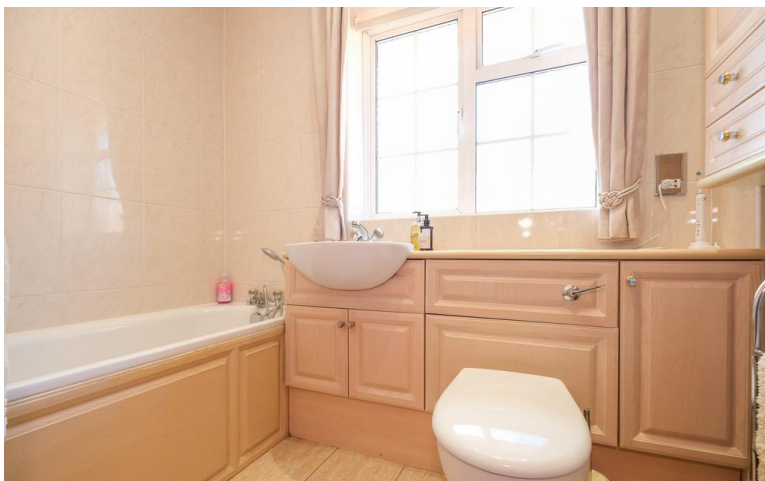
GARAGE

16'03" x 8'06" (4.95m x 2.59m) Up and over door to front and rear, power and light.

DOUBLE GLAZING

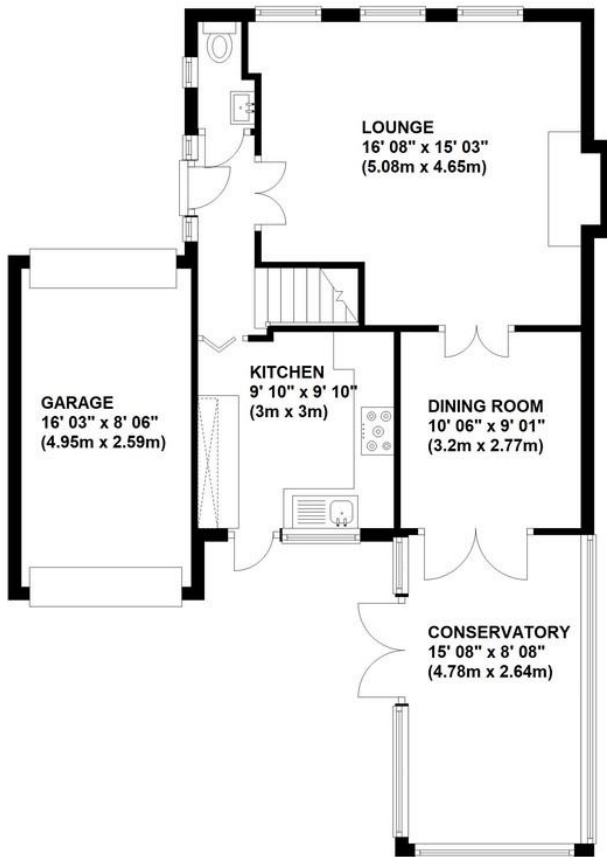
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



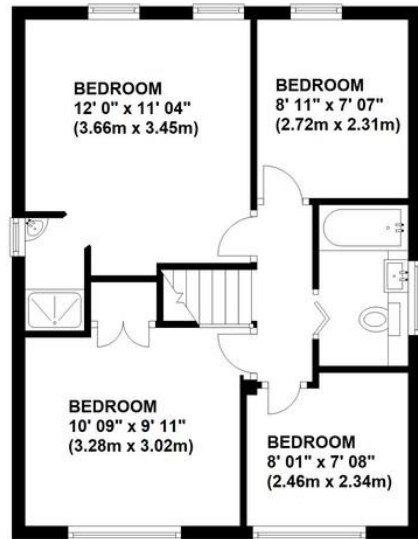
Ground Floor

Approx. 71.6 sq. metres (770.6 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



Total area: approx. 117.2 sq. metres (1261.8 sq. feet)



Construction: Standard

Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	56	
(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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