

# THOMAS BROWN

ESTATES



## 3 Dorado Gardens, Orpington, BR6 7TD

**Asking Price: £700,000**

- 4 Bedroom, 2 Bathroom Detached House
- Quiet Cul-De-Sac Location
- Close Proximity to Goddington Park
- Immaculately Presented





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented four bedroom two bathroom detached property, situated in a fantastic close of just 12 properties located within easy access to Chelsfield Village and Goddington Park. The accommodation on offer comprises: entrance hallway, dual aspect lounge, dual aspect kitchen/diner and a WC to the ground floor. To the first floor are four bedrooms, the master benefitting from a en-suite shower room, and a family bathroom. Externally there are landscaped front and rear gardens, perfect for alfresco dining and entertaining, garage (storage only) and a driveway to the front. Dorado Gardens is well located for local schools, shops, bus routes and stations but also boasts semi rural surroundings. Please call Thomas Brown Estates to arrange an appointment to view.



#### FRONT

Landscaped, driveway, low maintenance.

#### ENTRANCE HALL

Double glazed door to front, storage cupboard, tiled flooring, radiator.

#### LOUNGE

21' 01" x 12' 02" (6.43m x 3.71m) Double glazed French doors to rear, double glazed window to front, carpet, two radiators.

#### KITCHEN/DINER

21' 0" x 9' 02" (6.4m x 2.79m) Dual aspect, range of matching wall and base units with worktops over, one and a half sink and drainer, integrated 5 ring gas hob with extractor over, integrated oven, space for fridge/freezer, tiled splashback, opaque double glazed door to side, double glazed window to front and rear, tiled flooring, radiator.



#### CLOAKROOM

Low level WC, wash hand basin, opaque double glazed window to rear, space for washing machine, tiled flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet.

#### BEDROOM 1

11' 11" x 10' 07" (3.63m x 3.23m) (measurement not including wardrobe) Fitted wardrobe, double glazed window to rear, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin, shower with rainforest head and attachment, opaque double glazed window to side, tiled walls, tiled flooring, radiator.



#### BEDROOM 2

11' 11" x 10' 0" (3.63m x 3.05m) (measurement not including wardrobe) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 11" x 8' 0" (2.72m x 2.44m) (measurement not including wardrobe) Fitted wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 4

7' 04" x 8' 11" (2.24m x 2.72m) (measurement not including wardrobe) Fitted wardrobe, double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bidet, bath with shower attachment, opaque double glazed window to front, tiled walls, tiled flooring, radiator.



#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING GARDEN

Landscaped, water feature.

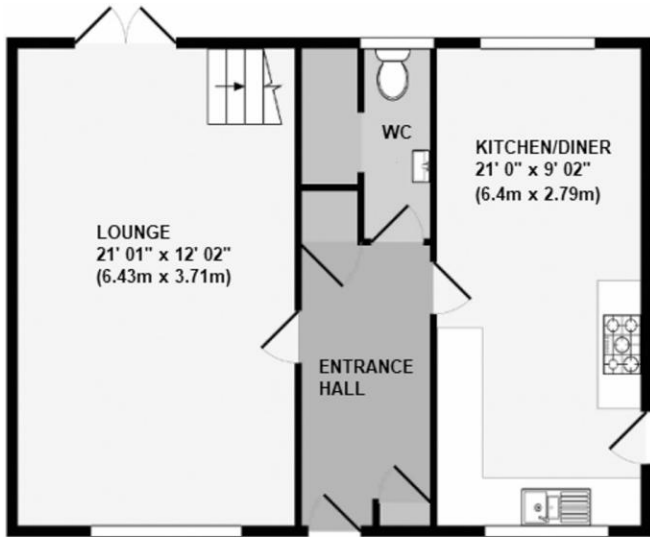
#### GARAGE

Up and over door, double glazed door to side, double glazed window to side.

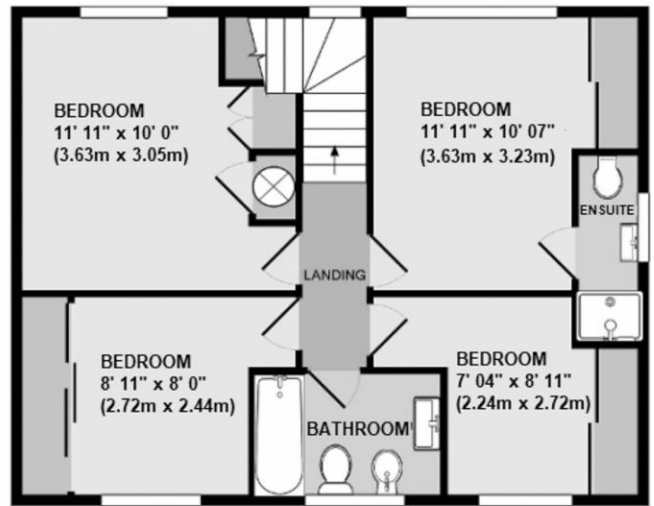
#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

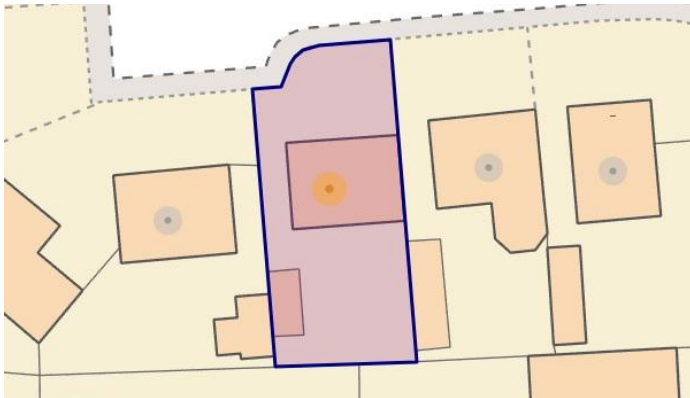


GROUND FLOOR



1ST FLOOR

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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**Construction: Standard**  
**Council Tax Band: F**  
**Tenure: Freehold**

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 82        |
| (69-80) <b>C</b>                            | 69                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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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

