

THOMAS BROWN

ESTATES

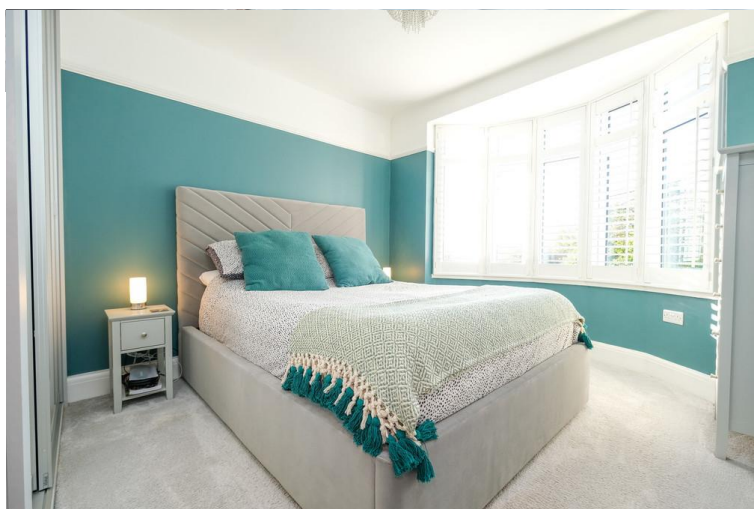
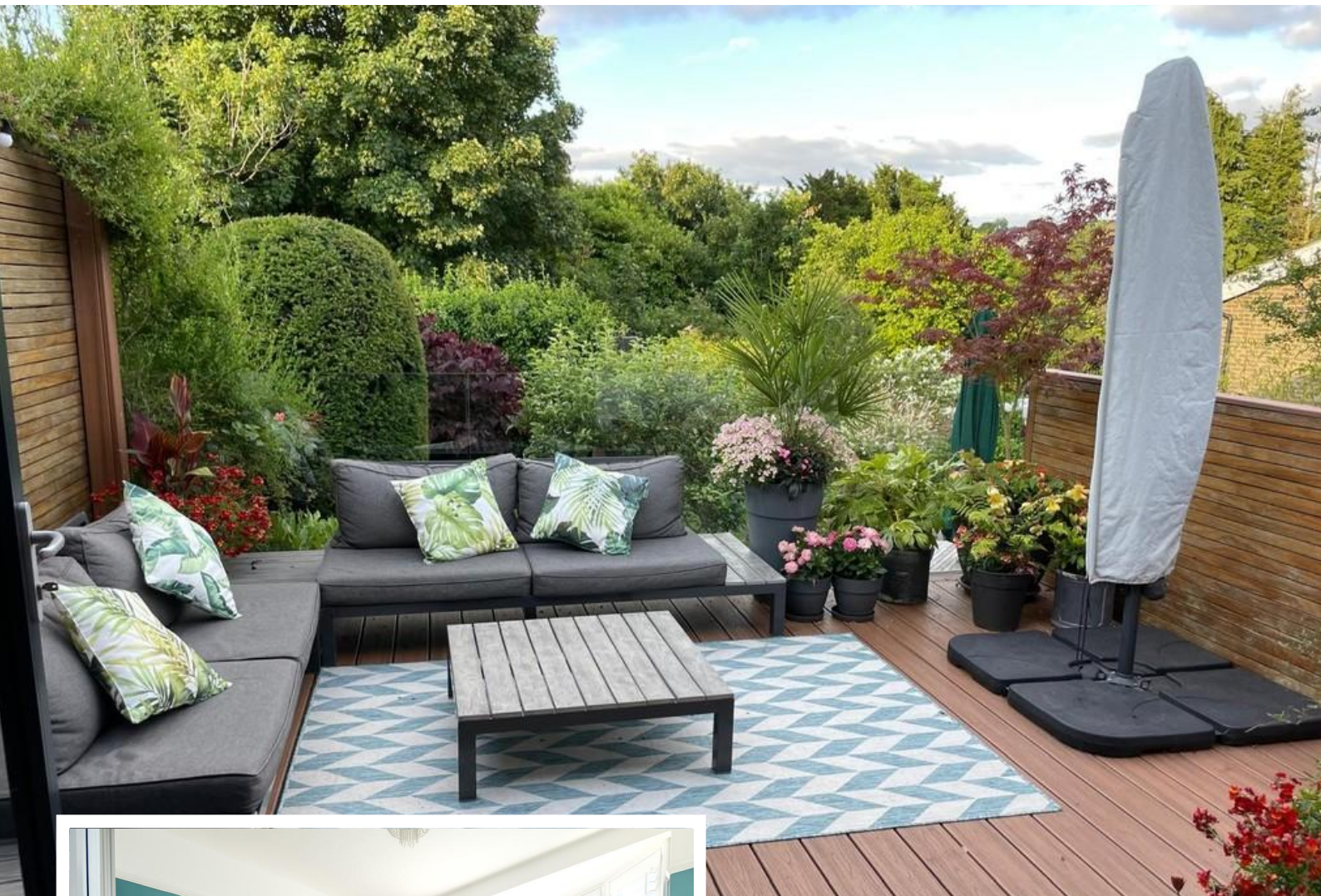


24 Old Hill, Orpington, BR6 6BN

Asking Price: £650,000

- 3 Bedroom Semi-Detached House
- Views over the Ever Popular High Elms Country Park
- Rear Extended, Immaculately Presented
- Finished to a High Standard Throughout





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, rear extended three bedroom semi-detached property finished to a high standard throughout, boasting a semi-rural feel with views over the ever popular High Elms Country Park but situated within walking distance of Green St. Green and easy access to Chelsfield Station. The accommodation on offer comprises: spacious entrance hallway, lounge with wood burner, study, WC, utility room and a fantastic open plan kitchen/diner/family room with bi-fold doors to the raised decked area to the ground floor. To the first floor there is a landing giving access to three bedrooms and a modern family bathroom boasting a freestanding roll top bath and walk in shower. Externally there is a recently landscaped rear garden (photos shown taken Summer 2024) with a fantastic raised decked area perfect for entertaining and alfresco dining, and a drive to the front for numerous vehicles. Please note the property boasts additional storage below the house and the decked area. Old Hill is well located for local schools, shops, bus routes and Chelsfield mainline station. Please call Thomas Brown Estates to arrange an appointment to view to appreciate the location and quality of accommodation on offer.



ENTRANCE HALL

Composite door to side, bespoke storage and bench, laminate flooring, radiator.

LOUNGE

12' 10" x 10' 11" (3.91m x 3.33m) Wood burner, double glazed window with shutters to front, laminate flooring, radiator.

KITCHEN/DINER

23' 01" x 17' 11" (7.04m x 5.46m) Range of matching wall and base units with quartz worktops over, butler sink, space for rangemaster cooker, extractor hood, integrated microwave, integrated wine fridge, integrated dishwasher, space for fridge/freezer, double glazed window to rear, two Velux windows, double glazed bi-folding doors to rear, laminate flooring, radiator.



STUDY

7' 04" x 5' 08" (2.24m x 1.73m) Double glazed window with shutters to front, laminate flooring, radiator.

UTILITY ROOM

6' 09" x 4' 03" (2.06m x 1.3m) Space for washing machine, space for tumble dryer, laminate flooring.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, laminate flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

13' 0" x 10' 10" (3.96m x 3.3m) Fitted wardrobes, double glazed bay window with shutters to front, carpet, radiator.

BEDROOM 2

12' 05" x 8' 0" (3.78m x 2.44m) Double glazed window with shutters to front, double glazed opaque window with shutters to side, carpet, radiator.

BEDROOM 3

10' 11" x 7' 05" (3.33m x 2.26m) Double glazed window with shutters to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, freestanding roll top bath with shower attachment, double walk-in shower and shower attachment, double glazed window to rear, tiled flooring, underfloor heating.

OTHER BENEFITS INCLUDE:

GARDEN

82' 0" x 28' 0" (24.99m x 8.53m) Patio area, Trex decked area with storage below, storage area underneath house, laid to lawn, side access.

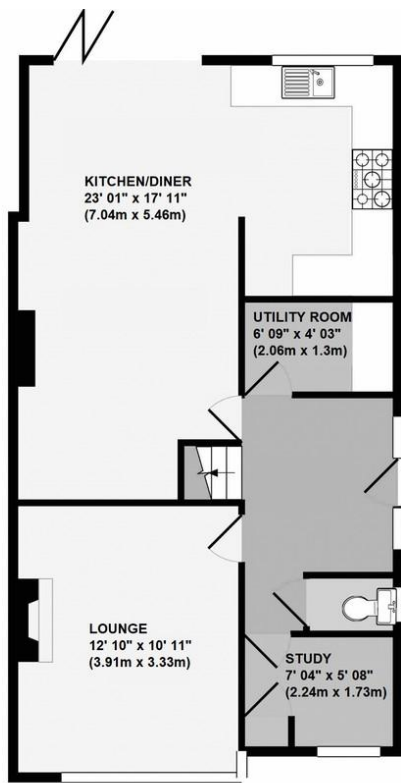
OFF STREET PARKING

Drive for multiple vehicles, mature shrubs.

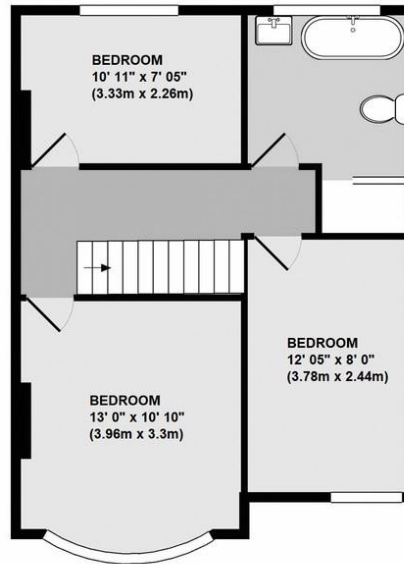
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR
APPROX. FLOOR
AREA 620 SQ.FT.
(57.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1086 SQ.FT. (100.9 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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Construction: Standard
Council Tax Band: E
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(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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