

THOMAS BROWN

ESTATES



8 Abbey Close, Orpington, BR6 9BF

Asking Price: £775,000

- 5 Bedroom, 3 Bathroom Detached House
- Set Within an Executive Gated Close
- Well Located for Chelsfield Station & Locals Schools
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious five bedroom three bathroom detached modern style property, set within an executive gated close off of Charterhouse Road in South Orpington, providing easy access to Chelsfield Station and local schools such as St Olaves and The Highway. The accommodation is being offered to the market with no forward chain and comprises; entrance hall, modern fitted kitchen/breakfast room, large lounge leading to the conservatory that spans the rear of the property and a WC to the ground floor. To the first floor, there is a landing giving access to four bedrooms, one with en-suite and a family bathroom. To the second floor is a spacious master suite, including bedroom with en-suite shower room and a walk-in wardrobe. Externally there is a garden to the rear mainly laid to lawn, integral garage to the side and a driveway to the front. Abbey Close is well located for local schools, shops, bus routes, parks and Chelsfield mainline station. Please call Thomas Brown Estates to arrange an appointment to view.





ENTRANCE HALL

Door to front, coconut mat, double glazed window to side, laminate flooring, radiator.

LOUNGE/DINER

16' 11" x 15' 06" (5.16m x 4.72m) Double glazed French doors to rear, double glazed window to side and rear, laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM

16' 07" x 8' 01" (5.05m x 2.46m) Range of matching wall and base units with worktops over, one and a half bowl sink, integrated double oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated microwave, space for table and chairs, double glazed window to front, tiled flooring, radiator.

CONSERVATORY

22' 09" x 9' 08" (6.93m x 2.95m) Double glazed French doors to rear, double glazed windows to rear, double glazed panels to both sides, laminate flooring.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to front, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet, radiator.

BEDROOM 2

14' 04" x 10' 03" (4.37m x 3.12m) Built in wardrobe, double glazed window to rear, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, shower, double glazed opaque window to side, tiled flooring, heated towel rail.

BEDROOM 3

11' 11" x 8' 09" (3.63m x 2.67m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 4

10' 11" x 8' 01" (3.33m x 2.46m) Double glazed window to front, carpet, radiator.

BEDROOM 5

12' 03" x 8' 06" (3.73m x 2.59m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to front, tiled walls, tiled flooring, heated towel rail.

STAIRS

Carpet.

BEDROOM 1

21' 08" x 12' 05" (6.6m x 3.78m) (measured at maximum) Double glazed window to front, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower, Velux window, part tiled walls, tiled flooring, heated towel rail.

WALK-IN WARDROBE

Fitted furniture, Velux window to rear, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

18' 0" x 15' 11" (5.49m x 4.85m) Laid to lawn, mature shrubs.

OFF STREET PARKING

INTEGRAL GARAGE

20' 09" x 8' 04" (6.32m x 2.54m)

DOUBLE GLAZING

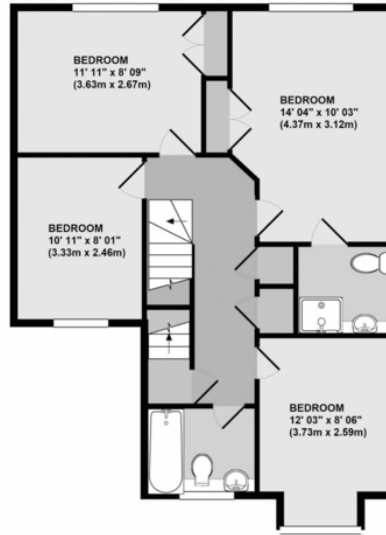
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

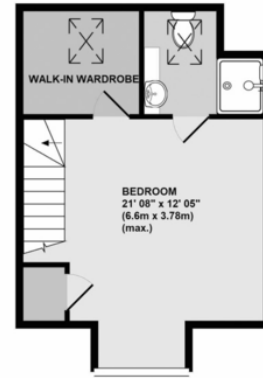




GROUND FLOOR



1ST FLOOR



2ND 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: G

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	72	
(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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

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

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