

THOMAS BROWN

ESTATES

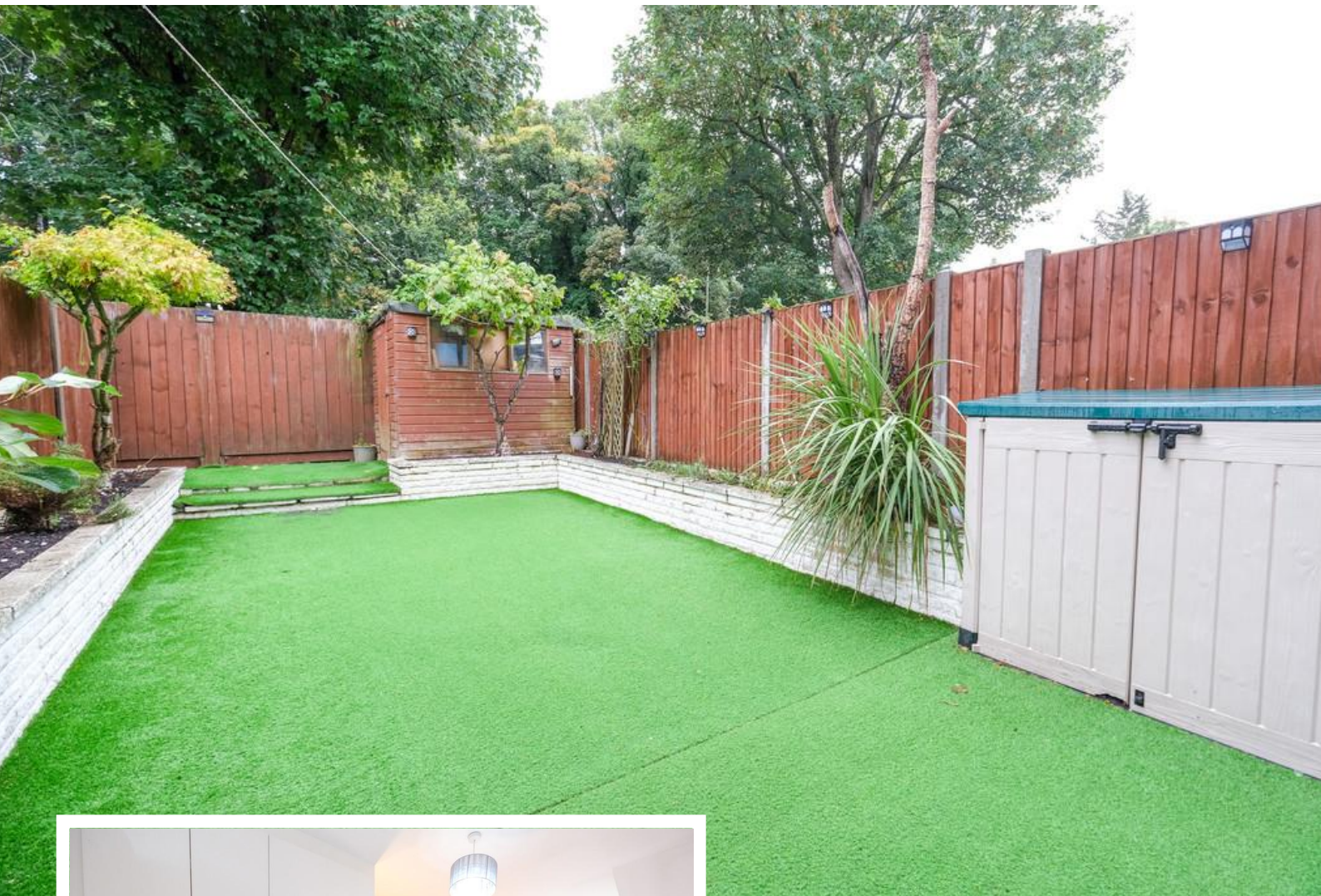


6 Healy Drive, Orpington, BR6 9LB

Asking Price: £630,000

- 4 Bedroom, 2/3 Bathroom Townhouse
- Well Located for Orpington High Street & Station
- Situated in a Small Private Development
- Deceptively Large Floor Space





Property Description

Thomas Brown Estates are delighted to offer this four bedroom, two/three bathroom modern townhouse boasting a deceptively large floor space, situated in a small private development in South Orpington, located within walking distance to Orpington Station, High Street and Warren Road Primary School. The property comprises: entrance hall, family room with direct access to the garden, double bedroom, utility room/shower room and a WC to the ground floor. To the first floor is an open plan lounge/dining room and a recently fitted kitchen/breakfast room. To the second floor are three bedrooms with the master benefiting from an en-suite shower, and a family bathroom. Externally there is a low maintenance rear garden, garage with loft storage and a parking space in front. Healy Drive is very well located for local schools including Warren Road and St. Olaves School, local shops and Orpington High Street and Station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the location and quality of accommodation on offer.



ENTRANCE HALL

Door to front, understairs cupboard, tiled flooring, covered radiator.

FAMILY ROOM

15' 0" x 10' 10" (4.57m x 3.3m) Double glazed window and double glazed door to rear, laminate flooring, radiator.

BEDROOM 2

15' 0" x 8' 05" (4.57m x 2.57m) Fitted wardrobes, double glazed bay window to front, laminate flooring, radiator.

UTILITY ROOM/SHOWER

8' 06" x 5' 01" (2.59m x 1.55m) Range of matching wall and base units, stainless steel sink, space for washing machine, space for tumble dryer, shower cubicle, tiled flooring, radiator.

CLOAKROOM

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



STAIRS TO FIRST FLOOR LANDING

Carpet on stairs, laminate flooring to landing, covered radiator.

LOUNGE/DINER

20' 0" x 15' 0" (6.1m x 4.57m) (L-shaped) Two double glazed windows to front, laminate flooring, 3 radiators.

KITCHEN/BREAKFAST ROOM

14' 10" x 8' 11" (4.52m x 2.72m) Range of matching wall and base units with quartz worktops over, stainless steel sink, integrated oven, integrated gas hob with extractor over, integrated microwave, integrated dishwasher, space for American fridge/freezer, breakfast bar, two double glazed windows to front, tiled flooring, radiator.

STAIRS TO SECOND FLOOR LANDING

Carpet.

BEDROOM 1

14' 07" x 8' 05" (4.44m x 2.57m) Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.



EN-SUITE

Low level WC, wash hand basin, double shower cubicle, vinyl flooring, heated towel rail.

BEDROOM 3

10' 03" x 8' 05" (3.12m x 2.57m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 4

10' 11" x 6' 04" (3.33m x 1.93m) Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to front, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN

30' 0" x 15' 0" (9.14m x 4.57m) Artificial lawn, raised flowerbeds, shed, rear access.

FRONT

Drive and parking.

GARAGE

19' 05" x 8' 06" (5.92m x 2.59m) Up and over door, loft storage (boarded and has a ladder).

DOUBLE GLAZING

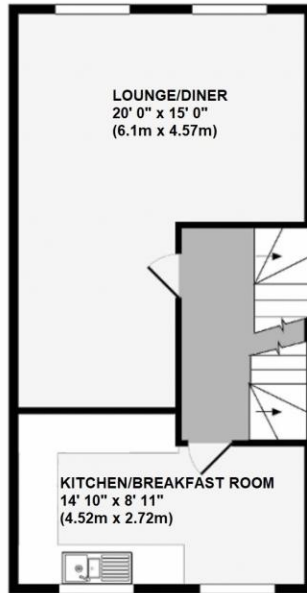
CENTRAL HEATING SYSTEM

LOFT IS BOARDED AND HAS A LADDER

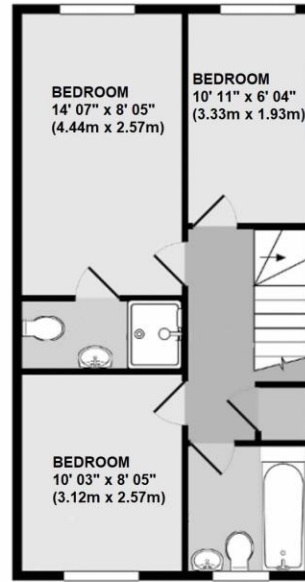




Ground Floor



1st Floor



2nd Floor



House - 1280 sq. feet / Garage - 165 sq. feet
Total area: 1445 sq. feet



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

Management Charge: £750 PA

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