

# THOMAS BROWN

ESTATES



**26 Sevenoaks Road, Orpington, BR6 9JJ**

**Asking Price: £775,000**

- 4 Bedroom, 2 Reception Room Semi-Detached House
- Garage & Off Street Parking
- Well Located for St. Olave's Grammar & Orpington Station
- Potential to Extend (STPP)





## Property Description

Thomas Brown Estates are delighted to offer this very well presented, purpose built four bedroom 1920s semi-detached property, boasting a fantastic central location in South Orpington and great potential to extend (STPP). The property is situated in a prime location within walking distance to Orpington Station, High Street and St. Olaves Grammar School and STPP the property boasts potential to extend across the rear and/or into the loft space as many have done in the local area. The accommodation on offer comprises: porch and large entrance hallway, dining room, lounge with direct access to the rear garden, fitted kitchen and a WC to the ground floor. To the first floor are four bedrooms and a modern family bathroom. Externally there is a mature rear garden mainly laid to lawn and a patio perfect for entertaining and alfresco dining, garage and driveway to the front. Sevenoaks Road is well located for local schools including St. Olaves, Orpington & Chelsfield Stations, shops and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and potential on offer.



#### ENTRANCE PORCH

Double glazed opaque door to front, double glazed opaque window to front and side, carpet.

#### ENTRANCE HALL

Opaque French doors to front, carpet, understairs storage cupboard.

#### LOUNGE

15' 05" x 13' 05" (4.7m x 4.09m) Double glazed French doors to rear, carpet, radiator.

#### DINING ROOM

15' 01" x 12' 03" (4.6m x 3.73m) Double glazed bay window to front, carpet, radiator.

#### KITCHEN

12' 07" x 8' 11" (3.84m x 2.72m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated electric hob, space for undercounter fridge, space for under counter freezer, space for washing machine, double glazed window to rear and double glazed opaque window to side, vinyl flooring, radiator.

#### CLOAKROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

15' 07" x 12' 03" (4.75m x 3.73m) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

13' 05" x 11' 0" (4.09m x 3.35m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 10" x 7' 06" (2.69m x 2.29m) Double glazed window to front, carpet, radiator.

#### BEDROOM 4

8' 06" x 7' 05" (2.59m x 2.26m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, two double glazed opaque windows to rear, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

80' 0" (24.38m) Patio area with rest laid to lawn, mature shrubs.

#### FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn, mature hedge.

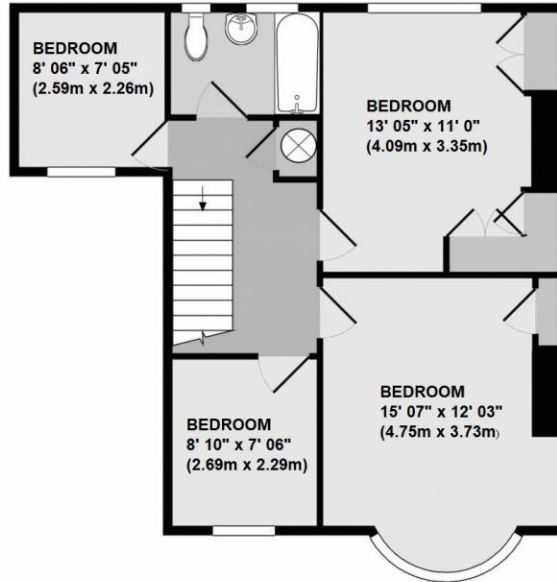
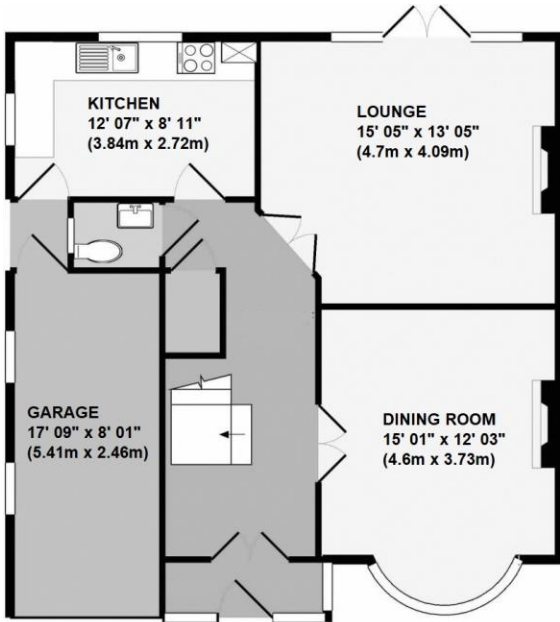
#### GARAGE

17' 09" x 8' 01" (5.41m x 2.46m) Up and over door to front, power and light.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

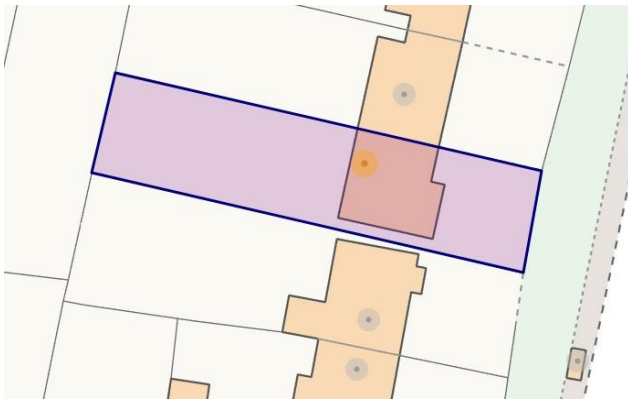




TOTAL APPROX. FLOOR AREA 1401 SQ.FT. (130.2 SQ.M)

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

Made with Metropix ©2018



**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>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(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	

WWW.EPC4U.COM

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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

**THOMAS BROWN**  
ESTATES