

# THOMAS BROWN

ESTATES



## 23 Broadwater Gardens, Orpington, BR6 7UQ **Asking Price: £875,000**

- 4 Bedroom, 2 Bathroom Detached House
- Deceptively Spacious (over 2100 sqft)
- Close Proximity to Darrick Wood Schools
- 4 Reception Rooms, Integral Double Garage





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (over 2100 sqft), very well presented four bedroom two bathroom detached property situated on the ever popular State Farm Avenue Development, boasting close proximity to Darriek Wood Schools and Locksbottom High Street. Please note this style of property is the largest on the development (original layout) and has been extended by the current owner to create a spacious and versatile family home with a large driveway for numerous vehicles and a double garage. The accommodation comprises; entrance porch and hallway, lounge with direct access to the rear garden, kitchen, dining room, versatile family room (currently used as a home gym), study and a feature 17'7 x 12'9 orangery to the ground floor. To the first floor are four bedrooms, master with en-suite shower, and the family bathroom. Externally the property boasts a landscaped rear garden perfect for entertaining and alfresco dining, integral double garage and a driveway for four/five vehicles. If required there is potential to convert the garage and/or knock the kitchen and dining room into one as others have done in the locality STPP. Broadwater Gardens is very well located for local schools (Darriek Wood, Newstead Wood and St. Olaves), PRU Hospital, shops including Locksbottom High Street and bus routes. Internal viewing is highly recommended to appreciate the location, floor space and specification on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



**ENTRANCE PORCH**

Double glazed door to front, tiled flooring.

**ENTRANCE HALL**

Opaque composite door to front, laminate flooring.

**LOUNGE**

17' 04" x 13' 0" (5.28m x 3.96m) Double glazed window to side, double glazed sliding door to rear, carpet, two radiators.

**DINING ROOM**

11' 03" x 8' 09" (3.43m x 2.67m) Double glazed window to front, laminate flooring, radiator.

**KITCHEN**

19' 03" x 7' 11" (5.87m x 2.41m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, range style cooker (to stay) with extractor over, integrated fridge/freezer, integrated dishwasher, integrated wine cooler, double glazed window, undercounter lights, vinyl flooring, two radiators.

**FAMILY ROOM**

16' 10" x 15' 01" (5.13m x 4.6m) Space for washing machine, space for tumble dryer, double glazed window and double glazed door to rear, carpet.

**ORANGERY**

17' 07" x 12' 09" (5.36m x 3.89m) Three double glazed windows to rear, double glazed French doors to side, laminate flooring, radiator.

**STUDY**

9' 01" x 7' 02" (2.77m x 2.18m) Double glazed window to front, carpet, radiator.

**CLOAKROOM**

Wash hand basin in vanity unit, double glazed opaque window to side, laminate flooring, heated towel rail.

**STAIRS TO FIRST FLOOR LANDING**

Storage cupboard, double glazed window to front, carpet, radiator.

**BEDROOM 1**

13' 02" x 11' 02" (4.01m x 3.4m) (at max. 17' 04 x 13' 02) Fitted wardrobes and bedroom furniture, double glazed window to rear, carpet, radiator.

**EN-SUITE**

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

**BEDROOM 2**

12' 04" x 7' 03" (3.76m x 2.21m) Fitted wardrobes, double glazed window to front, carpet, radiator.

**BEDROOM 3**

10' 0" x 9' 0" (3.05m x 2.74m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

**BEDROOM 4**

8' 11" x 7' 02" (2.72m x 2.18m) Fitted wardrobes, 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 rear, tiled walls, tiled flooring, heated towel rail.

**OTHER BENEFITS INCLUDE:**

**GARDEN**

61' 0" x 31' 0" (18.59m x 9.45m) (L-shaped) Landscaped, patio area with artificial lawn.

**FRONT GARDEN/OFF STREET PARKING**

Drive for multiple vehicles, part laid to lawn, flower beds.

**DOUBLE INTEGRAL GARAGE**

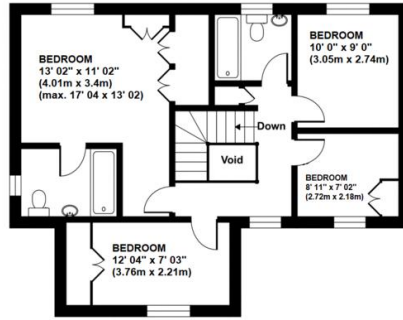
16' 06" x 14' 08" (5.03m x 4.47m) Two roller blind doors to front, power and light.

**DOUBLE GLAZING**

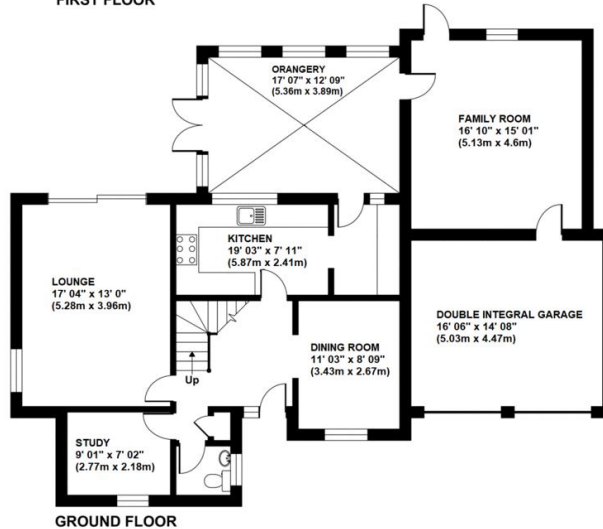
**CENTRAL HEATING SYSTEM**



Approximate Area = 2166 sq ft / 201.2 sq m (includes garage)



FIRST FLOOR



GROUND FLOOR

This plan is for illustration purpose only - not to scale



**Construction: Standard**

**Council Tax Band: G**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</b>	
(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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