

THOMAS BROWN

ESTATES



1a Berrylands, Orpington, BR6 9TF

Asking Price: £735,000

- 5 Bedroom, 2 Bathroom Detached House
- Close Proximity to Goddington Park
- Integral Garage & Off Street Parking
- No Forward Chain, Immaculately Presented





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, five bedroom two bathroom detached property (one of only two built of this style), being offered to the market with no forward chain and situated on a popular road boasting close proximity to the ever sought after Goddington Park. The accommodation on offer comprises: entrance hallway, lounge with double doors to the dining room, modern fitted kitchen and a WC to the ground floor. To the first floor is a landing leading to five bedrooms with the master boasting an en-suite shower, and a family bathroom. Externally there is a landscaped rear garden perfect for entertaining and alfresco dining, drive to the front for two vehicles and an integral garage (STPP could be converted into an additional reception room if required). Berrylands is well located for local schools, shops, bus routes and stations but also within minutes of Goddington Park and local walks. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the standard of accommodation and location on offer.



ENTRANCE HALL

Double glazed composite door to front, tiled flooring, radiator.

LOUNGE

18' 11" x 14' 03" (5.77m x 4.34m) Gas fireplace, double glazed window to front, carpet, radiator.

DINING ROOM

10' 09" x 9' 09" (3.28m x 2.97m) Double glazed sliding door to rear, tiled flooring, radiator.

KITCHEN

16' 08" x 9' 08" (5.08m x 2.95m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated gas hob with extractor over, space for washing machine, space for fridge/freezer, space for dishwasher, space for wine cooler, breakfast bar, tiled splashbacks, two double glazed windows to rear, double glazed door to rear, tiled flooring, radiator.



CLOAKROOM

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

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.

BEDROOM 1

12' 04" x 11' 04" (3.76m x 3.45m) (measured to front of wardrobes) Built in wardrobes, double glazed window to rear, carpet, radiator.

EN-SUITE

Wash hand basin, shower cubicle, double glazed opaque window to rear, part tiled walls, tiled flooring.

BEDROOM 2

11' 08" x 10' 02" (3.56m x 3.1m) Double glazed window to front, carpet, radiator.

BEDROOM 3

12' 08" x 9' 0" (3.86m x 2.74m) Double glazed window to front, carpet, radiator.

BEDROOM 4

8' 10" x 8' 05" (2.69m x 2.57m) Double glazed window to front, carpet, radiator.

BEDROOM 5

10' 0" x 6' 10" (3.05m x 2.08m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

35' 0" x 30' 0" (10.67m x 9.14m) Patio area with rest artificial lawn, mature flowerbeds, side access.

INTEGRAL GARAGE

17' 08" x 8' 06" (5.38m x 2.59m) Up and over door to front, power and light, space for appliances.

OFF STREET PARKING

Block paved drive, mature flowerbeds.

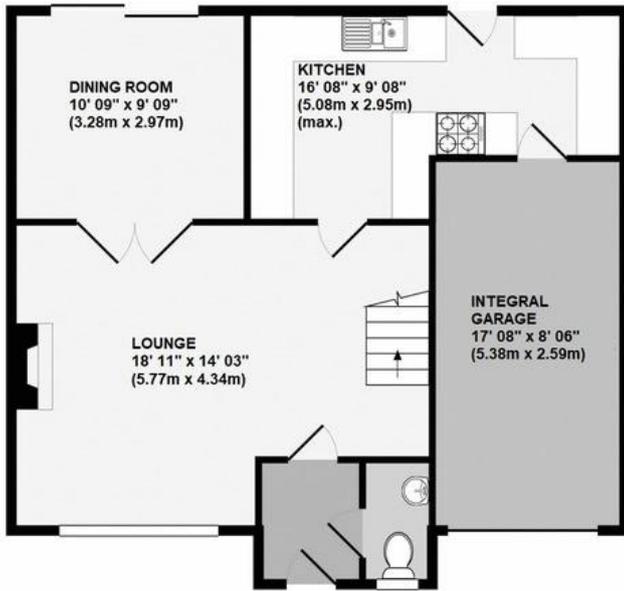
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

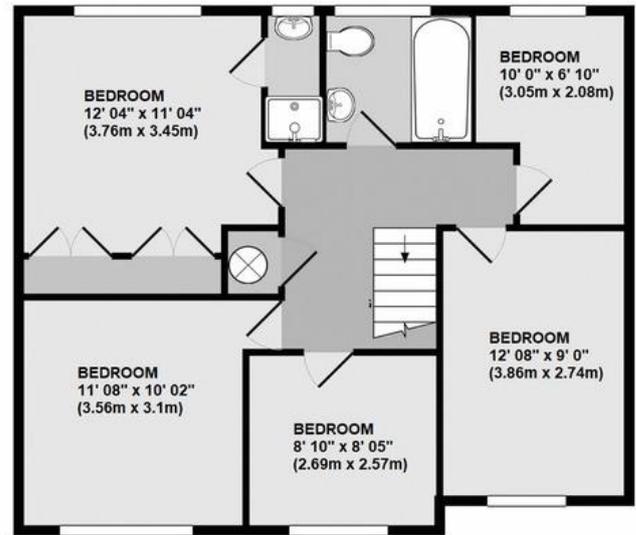
ALARMED

NO FORWARD CHAIN





GROUND FLOOR
APPROX. FLOOR
AREA 701 SQ.FT.
(65.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 666 SQ.FT.
(61.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1367 SQ.FT. (127.0 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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