THOMAS BROWN
ESTATES



7 Holywell Close, Orpington, BR6 9XP

Asking Price: £830,000

- 4 Bedroom Extended Detached House
- Highly Sought After Maples Development
- 25' Kitchen/Diner, 2 Bathrooms, Conservatory
- No Forward Chain, Immaculately Presented











Property Description

Thomas Brown Estates are delighted to offer this extended and impeccably presented four bedroom two bathroom detached family home, finished to an exceptional standard throughout with the added benefit of being offered to the market with no forward chain.

Set within a peaceful cul-de-sac on the highly sought after Maples Development in South Orpington, this impressive property provides generous and stylish living, perfectly suited to modern family life.

The location is ideal, being within easy walking distance of Warren Road Primary School and Orpington Station, offering excellent convenience while enjoying a quiet residential setting.

The ground floor features a welcoming entrance porch and hallway, a bright lounge with a feature bay window, and a superb 25ft kitchen/dining room complete with granite worktops, a pantry, and utility cupboard. A conservatory opens directly onto the rear garden, while a separate study, a ground floor WC, and an integral garage (storage only) further enhance the accommodation.

On the first floor are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, together with a contemporary family bathroom.

Outside, the secluded rear garden is mainly laid to lawn and benefits from a patio area ideal for outdoor dining and entertaining. To the front, a private driveway provides off street parking for two vehicles.

Early viewing is highly recommended to fully appreciate the quality, specification, and desirable location of this exceptional home, with its excellent access to respected schools, transport links, and local amenities. Please contact Thomas Brown Estates to arrange your viewing.









Entrance Porch:
Double glazed door to front, double glazed window to side, laminate flooring.

Entrance Hall:
Door to front, LVT flooring, radiator.

Lounge:
15' 07" x 13' 03" (4.75m x 4.04m). Double glazed bay window to front, double glazed window to side, understairs storage cupboard, LVT flooring.

Kitchen/Diner:
25' 05" x 9' 01" (7.75m x 2.77m). Range of matching wall and base units with quartz worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated induction hob with extractor over, integrated dishwasher, space for American fridge/freezer, feature pantry cupboard, utility cupboard for washing machine and tumble dryer, double glazed window to rear, double glazed door to rear, double glazed French doors to conservatory, LVT flooring, radiator.

Conservatory:
12' 03" x 11' 10" (3.73m x 3.61m). Brick base, double glazed windows to side and rear, double glazed French doors to side, LVT flooring.

Study:
8' 04" x 8' 03" (2.54m x 2.51m). Double glazed window to side, LVT flooring, radiator.

Cloakroom:
WC, wash hand basin, double glazed opaque window to side, part tiled walls, tiled flooring, heated towel rail.

Stairs To First Floor Landing:
Wooden stairs with carpet runner, laminate flooring to landing.

Bedroom 1:
13' 04" x 11' 05" (4.06m x 3.48m). Double glazed window to front, laminate flooring, radiator.

En-Suite:
WC, wash hand basin, shower cubicle, double glazed opaque window to front, part tiled walls, tiled flooring, heated towel rail.

Bedroom 2:
14' 0" x 8' 09" (4.27m x 2.67m). Double glazed window to front and side, laminate flooring, radiator.

Bedroom 3:
11' 04" x 10' 0" (3.45m x 3.05m). Double glazed window to rear, laminate flooring, radiator.

Bedroom 4:
8' 09" x 8' 09" (2.67m x 2.67m). (Measured at maximum). Double glazed window to rear, laminate flooring, radiator.

Bathroom:
WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled flooring, radiator.

Other Benefits Include:

Garden:
43' 0" x 37' 0" (13.11m x 11.28m) Patio area with rest laid to lawn, mature shrubs, side entrance.

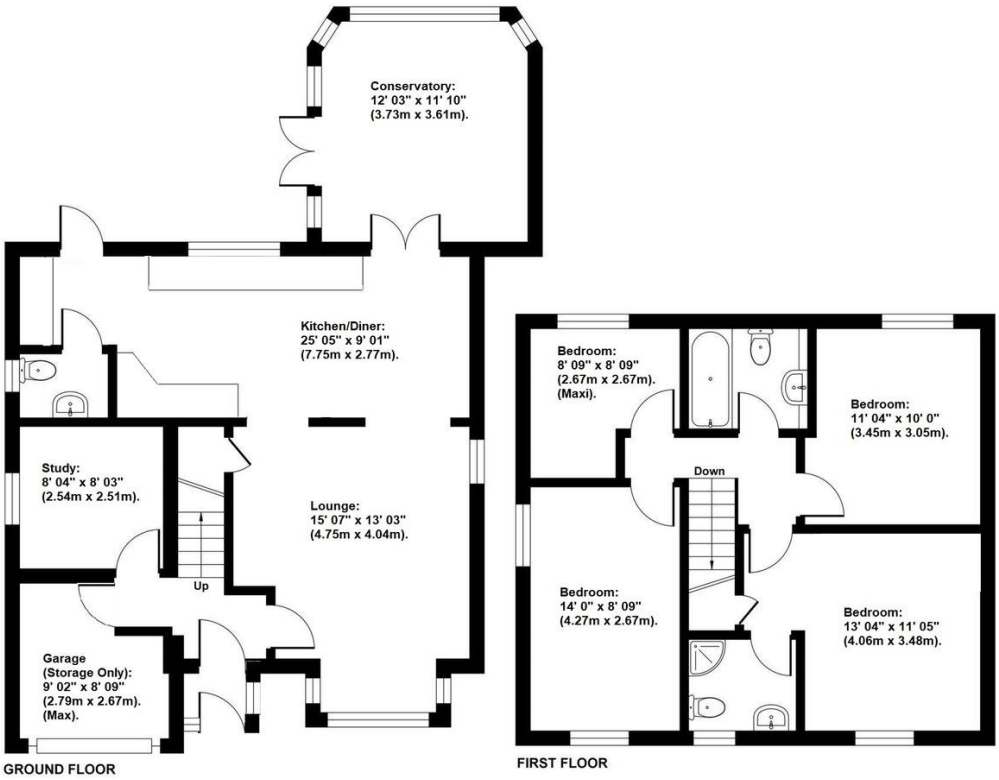
Front:
Drive with space for two vehicles, laid to lawn, mature hedges.

Garage (Storage Only):
9' 02" x 8' 09" (2.79m x 2.67m). (Measured at maximum). Up and over door, power and light.

Double Glazing

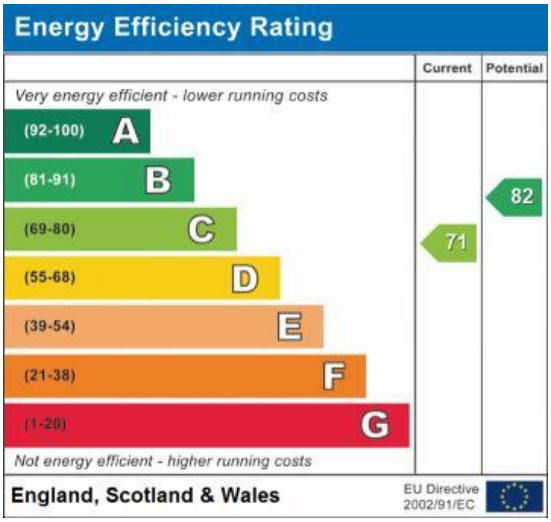
Central Heating System

No Forward Chain



This plan is for illustration purpose only - not to scale





Council Tax Band: F

Tenure: Freehold

Service Charge: £300 PA (£150 Per 6 months) - As advised by vendor.

Ground Rent: £30 PA (£2.50 PM) - As advised by vendor.

****Please note these charges may be subject to reviews and this should be verified by your solicitor.**

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.
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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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