

# THOMAS BROWN

ESTATES

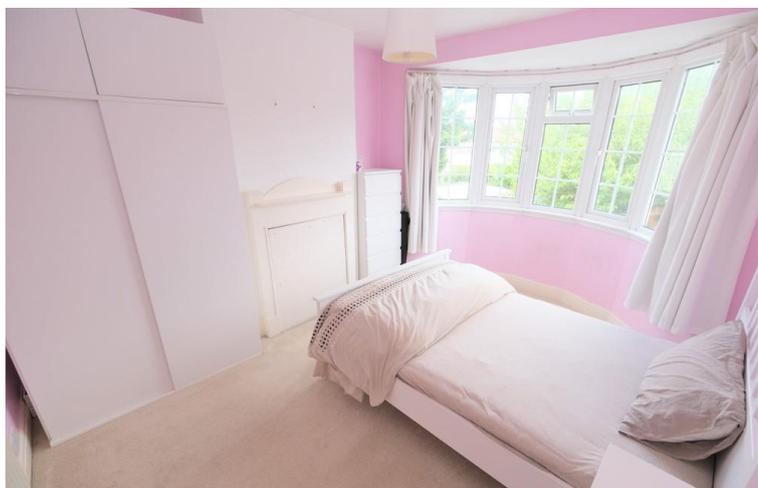


**5 Spur Road, Orpington, BR6 0QR**

**Asking Price: £625,000**

- 3 Bedroom Extended Semi-Detached House
- Well Located for Orpington High Street & Station
- Planning Permission to Extend to Rear
- Sought After Location





## Property Description

Thomas Brown Estates are delighted to offer this fantastic, rear extended three bedroom semi-detached property, situated on a sought after road in South Orpington, providing easy access to Orpington High Street and Station. The property already boasts a strong floor space but there is planning permission to extend further to the rear and potential to extend into the loft space as many have done on the road (STPP). The accommodation on offer comprises; entrance hall, extended living room, dining room and a modern fitted kitchen to the ground floor. To the first floor, there is a landing giving access to three bedrooms, family bathroom and separate WC. Externally, there is a large, attractive garden to the rear (130ft +), garage to the side/rear and off street parking to the front. Other benefits include double glazing, gas central heating system and the property is set back from Spur Road. Please call Thomas Brown Estates to organise an appointment to view to fully appreciate the plot size and the central location.



#### ENTRANCE HALL

Double glazed door to front, cupboard, understairs cupboard, engineered oak flooring, covered radiator.

#### LOUNGE

25' 3" x 11' 0" (7.7m x 3.35m) (extended to rear) Double glazed windows to side and rear, double glazed French doors to rear, engineered oak flooring, two radiators.

#### DINING ROOM

14' 0" x 12' 11" (4.27m x 3.94m) Fitted units, double glazed bay window to front, engineered wood flooring, radiator.

#### KITCHEN

10' 4" x 8' 0" (3.15m x 2.44m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, space for tumble dryer, tiled splashback, double glazed window to rear, tiled flooring.



#### STAIRS TO FIRST FLOOR LANDING

Loft hatch, double glazed opaque window to side, carpet.

#### BEDROOM 1

14' 9" x 11' 7" (4.5m x 3.53m) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

13' 1" x 10' 4" (3.99m x 3.15m) Double glazed bay window to rear, carpet, radiator.

#### BEDROOM 3

7' 8" x 7' 5" (2.34m x 2.26m) Double glazed window to front, carpet, radiator.



#### BATHROOM

Wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to rear, tiled flooring, heated towel rail.

#### SEPARATE WC

Low level WC, double glazed opaque window to rear, tiled flooring, radiator.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

130' 0" x 28' 0" (39.62m x 8.53m) Patio area with rest laid to lawn, mature flowerbeds, pond, rockery.

#### GARAGE

24' 1" x 18' 4" (7.34m x 5.59m) Up and over door, door to side, window to rear, power and light, hot and cold water.

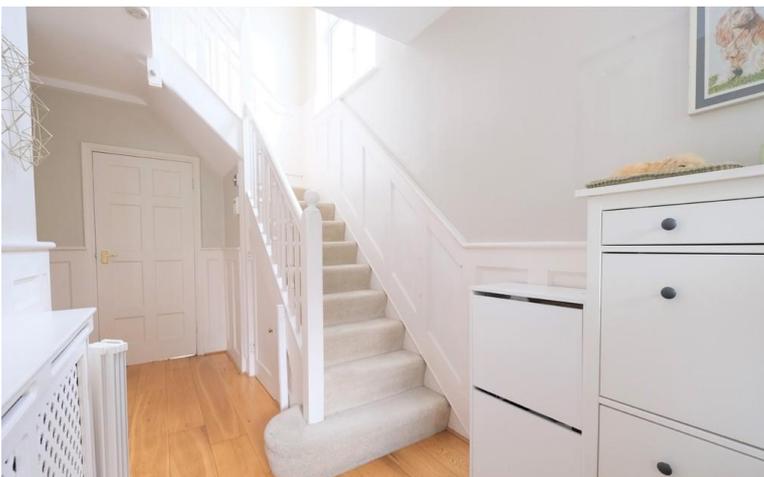
#### SIDE PARKING AREA

26' 0" x 7' 3" (7.92m x 2.21m) Behind gates.

#### OFF STREET PARKING

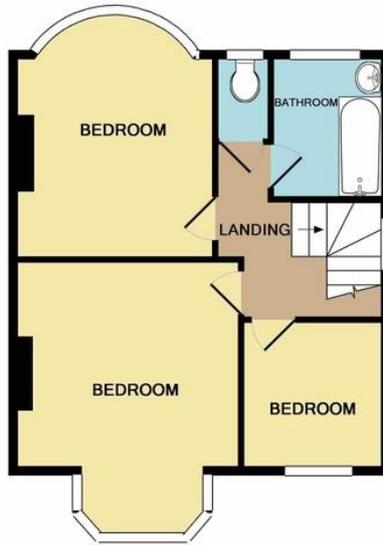
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

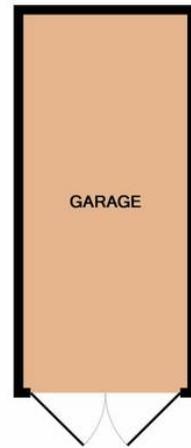




GROUND FLOOR  
APPROX. FLOOR  
AREA 595 SQ.FT.  
(55.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 430 SQ.FT.  
(40.0 SQ.M.)



GARAGE  
OUTBUILDING  
APPROX. FLOOR  
AREA 173 SQ.FT.  
(16.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 1199 SQ.FT. (111.4 SQ.M.)

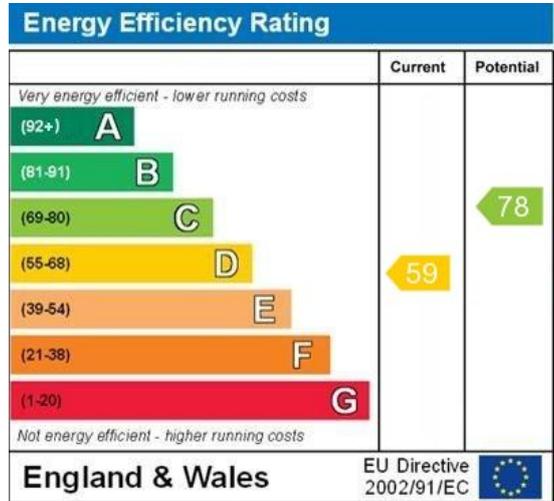
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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**Other Information:**

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold



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