

THOMAS BROWN

ESTATES



175 Court Road, Orpington, BR6 0PX

Asking Price: £570,000

- 4 Bedroom Extended Semi-Detached Bungalow
- Well Located for Local Shops & Orpington Station
- 2 Reception Rooms & 2 Bathrooms
- Deceptively Spacious





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious extended and loft converted four bedroom semi-detached bungalow in central Orpington. The accommodation on offer comprises: entrance hallway, through lounge/diner with internal bi-fold doors to the second reception room, modern fitted kitchen, family bathroom and two bedrooms to the ground floor. To the first floor are two further bedrooms and an en-suite bathroom. Externally there is a private rear garden, double length garage, storage room, and games room - all to the rear. The property has off road parking for multiple vehicles to the front. Court Road is well located for local schools, Orpington High Street, Station and bus routes. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Wooden door and double glazed panel to side, storage cupboard, wood flooring, radiator.

THROUGH LOUNGE

28'4" x 12'0" (8.64m x 3.66m) Feature fireplace, double glazed bay window to rear garden, internal bi-folding doors to second reception room, wood flooring, three radiators.

RECEPTION ROOM 2

12'0" x 10'0" (3.66m x 3.05m) Double glazed window to front, stairs to loft conversion, wood flooring, radiator.

KITCHEN

17'3" x 9'8" (5.26m x 2.95m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, space for fridge/freezer, space for washing machine, space for dishwasher, central heating boiler, double glazed window and French doors to rear, vinyl flooring.



BEDROOM 2

11'4" x 8'9" (3.45m x 2.67m) (plus recess 2'8 x 2'8) Double glazed window to front, carpet, radiator.

BEDROOM 3

8'5" x 7'1" (2.57m x 2.16m) Double glazed window to side, wood flooring, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, panel enclosed bath, double glazed window to side, tiled walls, wood flooring, radiator.

STAIRS TO FIRST FLOOR LOFT CONVERSION

Double glazed window to front, door to loft storage, carpet.

BEDROOM 1

12'0" x 9'9" (3.66m x 2.97m) Double glazed window to rear, door to en-suite, carpet, radiator.



EN-SUITE

Low level WC, wash hand basin in vanity unit, panel enclosed corner bath, shower cubicle, double glazed window to side and rear, wood flooring, radiator.

BEDROOM 4

7'6" x 5'7" (2.29m x 1.7m) Double glazed window to front, door to loft access storage, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

70'0" (21.34m) (approx.) Patio area with rest laid to lawn, side access.

GARDEN STORAGE ROOM

12'0" x 9'2" (3.66m x 2.79m) Door to garden, window to side, laminate flooring.

GAMES ROOM

19'6" x 14'4" (5.94m x 4.37m) Two single glazed windows to side, wood flooring, power and light.

GARAGE

25'0" x 9'5" (7.62m x 2.87m) Up and over door, window to side, personal door to side, power and light.

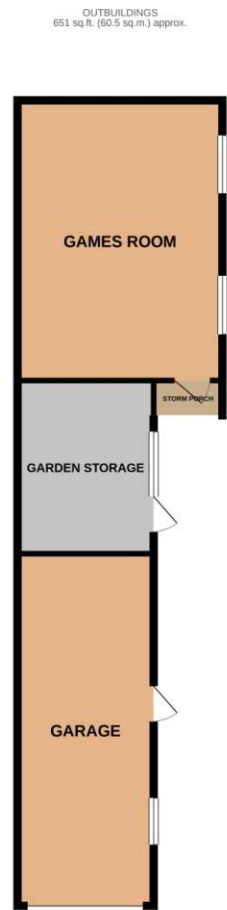
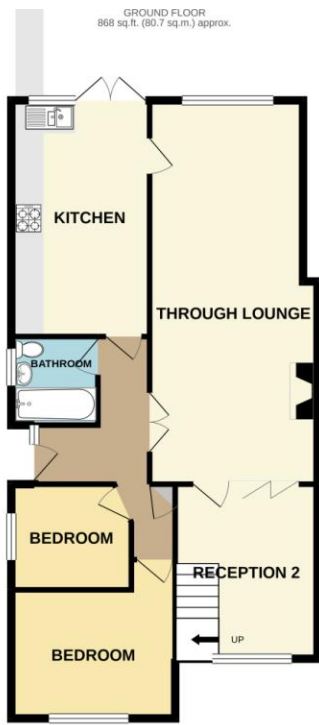
OFF STREET PARKING

Space for multiple vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





TOTAL FLOOR AREA: 1847 sq.ft. (171.6 sq.m.) approx.

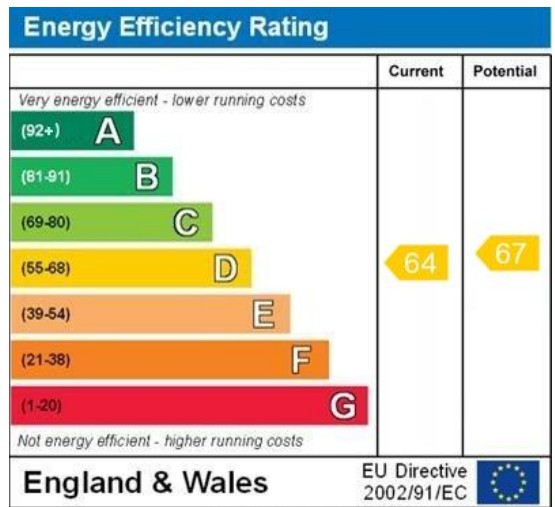
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Metroplex ©2021.

Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold



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