

# THOMAS BROWN

ESTATES



**121 Court Road, Orpington, BR6 0PU**

**Asking Price: £485,000**

- 3 Bedroom Semi-Detached Bungalow
- Close to Orpington High Street and Station
- Fantastic Potential to Extend (STPP)
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached bungalow, set back from the road boasting fantastic potential to extend (STPP) and is being offered to the market with no forward chain. The accommodation on offer comprises: entrance hallway, three bedrooms, lounge, fitted kitchen, conservatory with direct access to the rear garden and a shower room. Externally there is a sizeable rear garden mainly laid to lawn, garage (storage only) to the rear and a drive for numerous vehicles to the front. STPP there is potential to extend further to the rear and/or into the loft space as many have done in the local area. Please note the bedrooms, hallway and lounge have just been freshly decorated with new carpets - a new buyer may want to update the kitchen and bathroom. 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.



#### FRONT

Block paved driveway for numerous vehicles with rest laid to lawn.

#### ENTRANCE HALL

Composite door to front, opaque double glazed window to front, carpet, radiator.

#### KITCHEN

10' 05" x 8' 01" (3.18m x 2.46m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated electric hob with extractor over, integrated oven, space for under counter fridge, space for under counter freezer, space for washing machine, door to rear, two double glazed windows to rear, vinyl flooring, radiator.



#### LOUNGE

12' 11" x 12' 05" (3.94m x 3.78m) Gas fireplace, double glazed sliding doors to Conservatory, carpet, radiator.

#### CONSERVATORY

11' 08" x 10' 11" (3.56m x 3.33m) Brick base, double glazed French doors to rear, double glazed windows to side and rear, tiled flooring, two radiators.

#### BEDROOM 1

13' 0" x 10' 0" (3.96m x 3.05m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

9' 10" x 9' 05" (3m x 2.87m) Double glazed window to front, carpet, radiator.



#### BEDROOM 3

9' 05" x 6' 06" (2.87m x 1.98m) Double glazed window to side, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle, opaque double glazed window to side, tiled walls, vinyl flooring, radiator.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

80' 0" (24.38m) Patio area with rest laid to lawn, mature shrubs, side access.

#### GARAGE

23' 01" x 8' 10" (7.04m x 2.69m) Storage only, door to side, two windows to side, power and light.

#### DOUBLE GLAZING

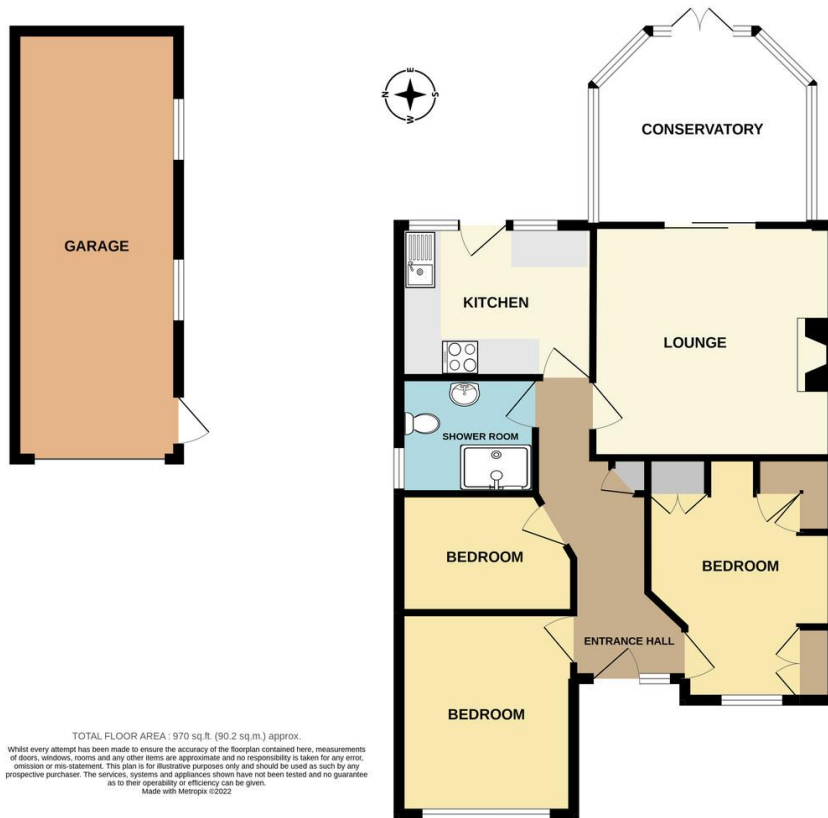
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



OUTBUILDING  
206 sq.ft. (19.1 sq.m.) approx.

GROUND FLOOR  
765 sq.ft. (71.0 sq.m.) approx.



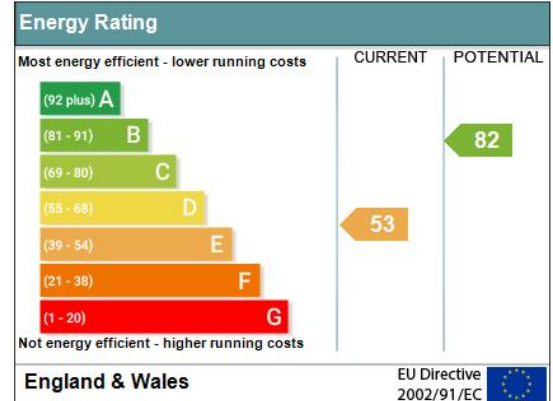
## Other Information:

**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold

Address: 121 Court Road, ORPINGTON, BR6 0PU  
RRN: 0390-2858-6140-2822-5511



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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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