

# THOMAS BROWN

## ESTATES



**20 Felstead Road, Orpington, BR6 9AB   Asking Price: £825,000**

- 4 Bedroom, 2 Bathroom Semi-Detached House
- Well Located for Orpington High Street & Station
- High Specification Throughout
- Extended & Recently Refurbished





## Property Description

Thomas Brown Estates are delighted to offer this exceptional, must view recently refurbished and extended four bedroom two bathroom semi-detached chalet property. Finished to a high specification throughout and situated towards the bottom of the ever sought after Felstead Road in South Orpington providing easy access to Orpington Station & High Street and local schools such as St Olaves. The current owners have renovated the property with a particular eye for detail such as the Hacker German open plan kitchen/diner leading directly to the rear garden via the bi fold doors, quality appliances and furnishings, ceiling speakers for entertainment to the reception rooms and Cat 6 throughout. Boasting a high specification, strong floor space and a quiet yet central spot for amenities rarely seen in the local marketplace. Felstead Road is very well located for local schools, Orpington High Street and Station (boasting fast direct trains to London Bridge). Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the size, location and specification of property on offer.



#### ENTRANCE HALL

Solid oak door to side, two double glazed opaque windows to side, Karndean flooring, radiator.

#### LOUNGE

14' 7" x 11' 10" (4.44m x 3.61m) Double glazed bay window with shutters to front, Dolby Atmos enabled ceiling speakers, Karndean flooring, radiator.

#### KITCHEN/FAMILY ROOM

22' 4" x 17' 11" (6.81m x 5.46m) Hacker German kitchen with a range of matching wall and base units with Silestone worktops, sink with Qettle boiling/filter tap, integrated Siemens oven, integrated Siemens oven/microwave, integrated Bora induction hob with in-built extractor, integrated fridge/freezer, integrated Siemens dishwasher, breakfast bar, built in seating/storage, understairs storage and Comms cupboard, two double glazed windows to rear, double glazed bi-folding doors to rear, ceiling speakers, Karndean flooring, radiator.

#### BEDROOM 4

9' 2" x 6' 11" (2.79m x 2.11m) (currently used as study - stud wall could be removed to open room up) Double glazed window with shutters to front, Karndean flooring, radiator.

#### UTILITY ROOM

8' 11" x 8' 4" (2.72m x 2.54m) Range of matching wall and base units with Silestone worktops, stainless steel sink, space for washing machine, space for tumble dryer, double glazed door to rear, underfloor heating, Karndean flooring, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, walk-in double Aqualisa Quartz digital shower with rainforest head and shower attachment, double glazed opaque window to side, underfloor heating, heated towel rail, Mandarin stone tiles.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, bespoke lighting to stairs, carpet, radiator.

#### BEDROOM 1

12' 3" x 11' 9" (3.73m x 3.58m) (measured at maximum) Fitted wardrobes, bespoke seating/storage, double glazed bay window with shutters, radiator.

#### BEDROOM 2

11' 10" x 10' 9" (3.61m x 3.28m) Fitted wardrobes and eaves storage, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

11' 3" x 8' 3" (3.43m x 2.51m) (measured at maximum) Built in storage, double glazed window to side, carpet, radiator.

#### BATHROOM

10' 0" x 8' 1" (3.05m x 2.46m) Low level WC, his and hers wash hand basin in vanity unit, bath with shower attachment, walk-in double Aqualisa Quartz digital shower with rainforest head and shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, underfloor heating, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING GARDEN

50' 0" (15.24m) Sandstone patio area with rest laid to lawn, mature flowerbeds, hot and cold mixer outside tap, outside lights, outside kitchen and sink, wired for garden speakers.

#### OFF STREET PARKING

Block paved drive for multiple vehicles.

#### GARAGE (STORAGE ONLY)

9' 3" x 6' 5" (2.82m x 1.96m) SeceuroGlide Excel electric roller door with fob, power and light, bespoke shelving created around the boiler.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### POINTS TO NOTE

Cat 6 wired internet connection available in every room, pressurised boiler system allowing consistent water pressure, water softener.



GROUND FLOOR  
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.2 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. The plan is for identification only and should not 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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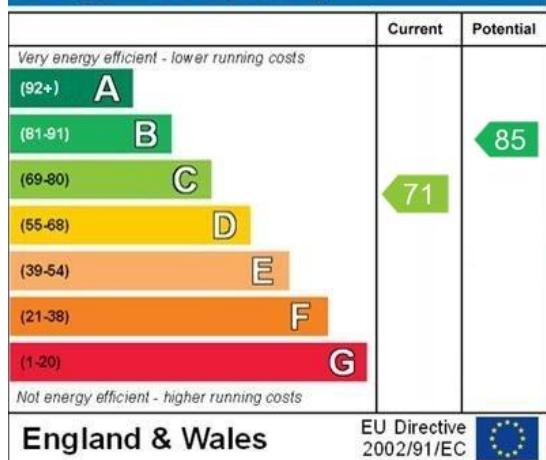
## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

## Energy Efficiency Rating



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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