

THOMAS BROWN

ESTATES



233 Court Road, Orpington, BR6 9BY

Asking Price: £550,000

- 3 Bedroom Extended Detached House
- Open Plan Lounge/Dining Room
- Fantastic Potential to Extend Further (STPP)
- Close to Orpington High Street & Station





Property Description

Thomas Brown Estates are delighted to offer this extended three bedroom detached property set back from the road in a popular location in Orpington boasting fantastic potential to extend further STPP. The accommodation on offer comprises; entrance hall, open plan lounge/dining room, sun room and a kitchen to the ground floor. To the first floor are three bedrooms, shower room and a WC. Externally there is a good size rear garden mainly laid to lawn with a garage to the rear with vehicular access via a service road. Please note the property does require modernisation throughout and this has been reflected in the asking price. The property is offered with no forward chain. Court Road is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to book your appointment to view.



FRONT

On bank, parking to front on road (with vehicular access to rear).

ENTRANCE HALL

Wooden door to front, window to side, carpet, radiator.

LOUNGE/DINING ROOM

27' 08" x 12' 05" (8.43m x 3.78m) Double glazed bay window to front, French doors to Sun Room, part carpet, part wood effect flooring.

SUN ROOM

13' 08" x 10' 03" (4.17m x 3.12m) Double glazed sliding door to rear, opaque window to side, carpet, two radiators.



KITCHEN

10' 04" x 7' 04" (3.15m x 2.24m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, door to side, double glazed window to rear, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed windows to side, carpet, radiator.

BEDROOM 1

13' 11" x 10' 05" (4.24m x 3.18m) Double glazed window to rear, radiator.

BEDROOM 2

13' 03" x 10' 05" (4.04m x 3.18m) Double glazed bay window to front, carpet, radiator.



BEDROOM 3

7' 06" x 6' 09" (2.29m x 2.06m) Double glazed window to front, carpet, radiator.

SHOWER ROOM

Wash hand basin, shower, opaque double glazed window to rear, vinyl flooring, heated towel rail.

SEPARATE WC

Low level WC, opaque window to side, vinyl flooring.

OTHER BENEFITS I INCLUDE:

GARDEN

75' 0" (22.86m) Rear accessed via service road, mainly laid to lawn.

GARAGE

18' 09" x 9' 07" (5.72m x 2.92m) Up and over door, door to side, window to rear.

OFF STREET PARKING

PART DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA - 1211 sq.ft. (112.5 sq.m.) approx.
While 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.
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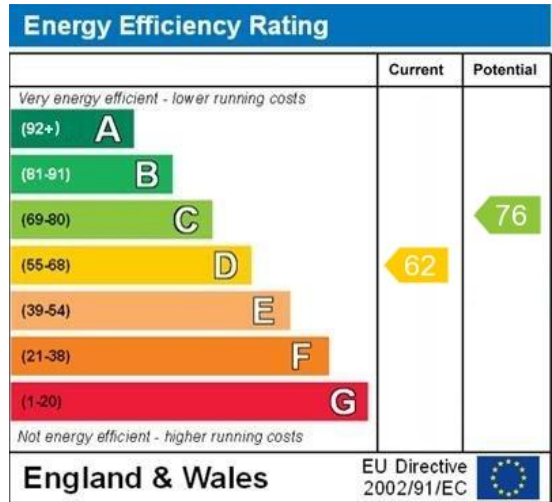


Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold



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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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