

THOMAS BROWN

ESTATES

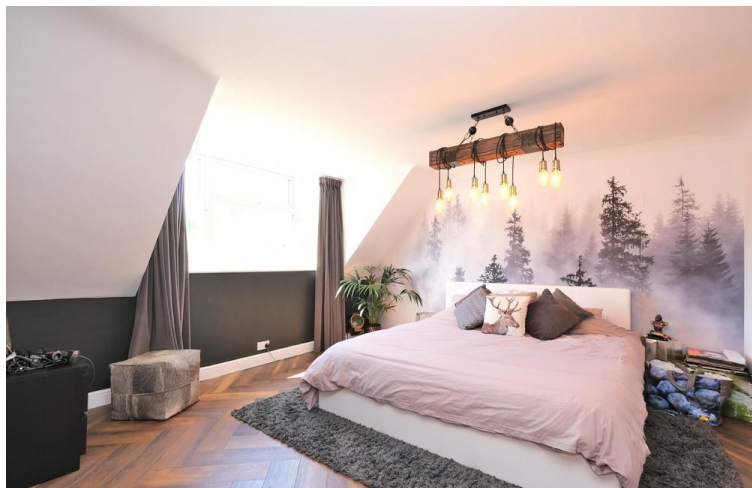


37 Craven Road, Orpington, BR6 7RU

Asking Price: £695,000

- 3/4 Bedroom Detached House, 140' Rear Garden
- Fantastic Potential Extend (STPP)
- Rare to Market, Popular Tree Lined Road
- Close Proximity to Goddington Park





Property Description

Thomas Brown Estates are delighted to offer this rare to the market three/four bedroom detached property situated on the ever popular tree lined Craven Road, boasting close proximity to Goddington Park and a substantial plot that must be viewed to be appreciated. The property offers fantastic potential to extend STPP as many have done on the road. The accommodation comprises: entrance porch & hallway, open plan lounge and dining room with access to the conservatory, fitted kitchen and a bedroom/additional reception room with ensuite WC to the ground floor. To the first floor are three further bedrooms, two being spacious doubles, bathroom and an additional WC. Externally there is a large garden (approx. 140') mainly laid to lawn to the rear with a patio area perfect for alfresco dining and entertaining and a driveway to the front. Craven Road is well located for local schools, shops, bus routes and stations but also within minutes of Goddington Park and local walks. Viewings are strongly recommended to fully appreciate the quality of location, plot and potential on offer.



FRONT

Driveway with restlaid to lawn, mature shrubs and flowerbeds.

ENTRANCE PORCH

Door to front, windows to side, stone flooring.

ENTRANCE HALL

Door to front, under stairs storage, tiled flooring, radiator.

LOUNGE/DINER

22' 01" x 12' 02" (6.73m x 3.71m) Double glazed French doors to conservatory, double glazed window to front, parquet flooring, radiator.

KITCHEN

10' 10" x 10' 02" (3.3m x 3.1m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated electric hob with extractor over, integrated oven, space for under counter fridge, space for dishwasher, double glazed door to rear, double glazed window to rear, tiled flooring, radiator.

BEDROOM 4

12' 09" x 8' 03" (3.89m x 2.51m) Double glazed window to front, vinyl flooring, radiator.

EN-SUITE

Low level WC, wash hand basin, space to add shower, tiled walls, vinyl flooring.

CONSERVATORY

9' 07" x 9' 0" (2.92m x 2.74m) Double glazed sliding doors to both sides, double glazed windows to sides and rear, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet.



BEDROOM 1

16' 08" x 13' 02" (5.08m x 4.01m) Built in wardrobes, double glazed window to front, wood effect flooring, radiator.

BEDROOM 2

12' 09" x 12' 01" (3.89m x 3.68m) Double glazed window with shutters to front, carpet, radiator.

BEDROOM 3

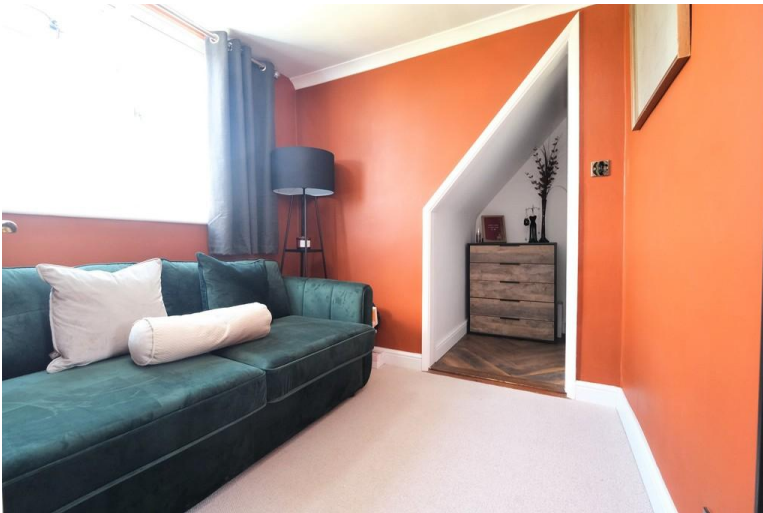
8' 0" x 7' 06" (2.44m x 2.29m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, opaque double glazed window to rear, tiled walls, vinyl flooring, radiator.

WC

Low level WC, wash hand basin, opaque double glazed window to rear, vinyl flooring, radiator.



OTHER BENEFITS INCLUDE:

GARDEN

140' 0" (42.67m) Patio area with rest laid to lawn, two sheds, mature shrubs.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



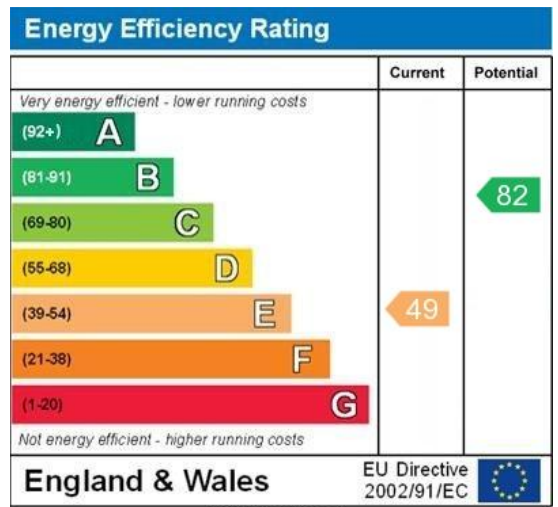


Other Information:

Council Tax Band: F

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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