

# THOMAS BROWN

ESTATES



**53 Repton Road, Orpington, BR6 9HT**

**Asking Price: £705,000**

- 3 Bedroom Extended Semi-Detached House
- Popular Tree Lined Road in South Orpington
- Fantastic Landscaped Rear Garden & 19' Home Office
- Walking Distance to Orpington & Chelsfield Stations





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, extended three bedroom semi detached property set on the highly desirable tree lined Repton Road in South Orpington, boasting a fantastic landscaped garden, large conservatory, 19x11'10 home office and potential to extend further STPP. The accommodation on offer comprises: entrance hall, lounge, dining room that is open plan to the conservatory that spans the rear of the property and a modern fitted kitchen to the ground floor. To the first floor are three bedrooms, family bathroom and separate WC. There is also a 'bonus loft room' that has been used as living space accessed via a loft ladder. Externally there is a wonderful landscaped rear garden with numerous seating areas perfect for entertaining and alfresco dining including a feature covered gazebo. There is a modern home office to the rear of the garden that could also be used as living space or a home gym, detached garage to the side and a driveway to the front for three vehicles. STPP there is the potential to extend to the side single or double storey (replacing the garage) and/or convert the loft space as many have done in the local area. Repton Road is well located for local schools including St Olaves, Orpington & Chelsfield Stations, shops and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and specification on offer.



**FRONT**  
Driveway, covered entrance, mature shrubs.

**ENTRANCE HALL**  
Double glazed door to front, carpet, radiator.

**LOUNGE**  
13' 08" x 11' 04" (4.17m x 3.45m) Double glazed bay window to front, feature fireplace, solid wood flooring, radiator.

**KITCHEN**  
9' 04" x 6' 07" (2.84m x 2.01m) Range of matching solid wood wall and base units with worktops over, one and a half stainless steel sink, integrated electric hob with extractor over, integrated oven, integrated microwave, integrated fridge/freezer, integrated washing machine, integrated dishwasher, tiled splashback, tiled flooring.

**DINING ROOM**  
12' 10" x 10' 06" (3.91m x 3.2m) Solid wood flooring, radiator, open plan to conservatory:

**CONSERVATORY**  
16' 09" x 10' 0" (5.11m x 3.05m) Brick base, feature vaulted ceiling, tiled flooring, under floor heating.

**STAIRS TO FIRST FLOOR LANDING**  
Opaque double glazed window to side, carpet.

**BEDROOM 1**  
13' 08" x 12' 04" (4.17m x 3.76m) Fitted wardrobes, double glazed bay window to front, wood flooring, radiator.

**BEDROOM 2**  
12' 10" x 10' 10" (3.91m x 3.3m) Double glazed window to rear, laminate flooring, radiator.

**BEDROOM 3**  
7' 11" x 6' 08" (2.41m x 2.03m) Double glazed window to front, solid wood flooring, radiator.

**BATHROOM**  
Wash hand basin in vanity unit, jacuzzi bath with shower over, opaque double glazed window to side, tiled walls, heated towel rail.

**SEPARATE WC**  
Low level WC, opaque double glazed window to side, tiled walls, tiled flooring.

**BONUS LOFT ROOM**  
Via loft ladder access.

**OTHER BENEFITS INCLUDE:**

**GARDEN**  
90' 0" (27.43m) (measured to cabin/home office) Landscaped, decked and patio areas, numerous seating areas, feature covered gazebo, side access.

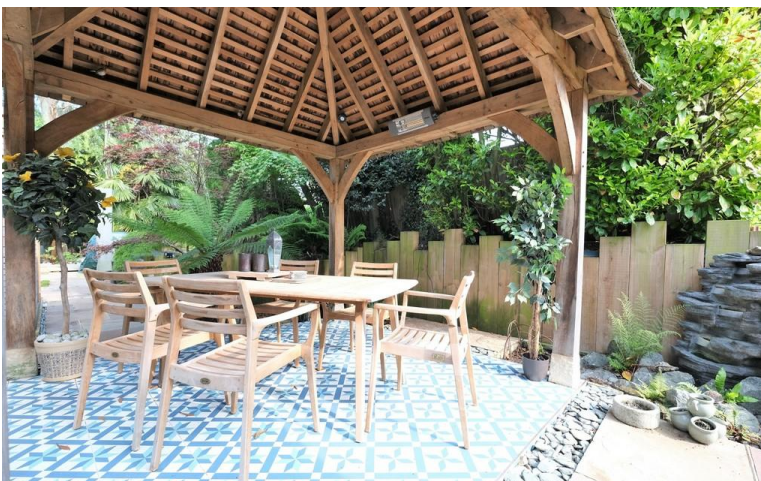
**CABIN/HOME OFFICE**  
19' 0" x 11' 10" (5.79m x 3.61m) Double glazed French door to front, opaque double glazed window to side, laminate flooring, power and light.

**GARAGE**  
17' 02" x 9' 02" (5.23m x 2.79m) Up and over door, double glazed door to side, power and light.

**OFF STREET PARKING**

**DOUBLE GLAZING**

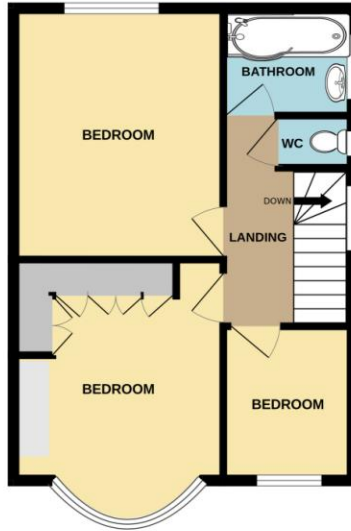
**CENTRAL HEATING SYSTEM**



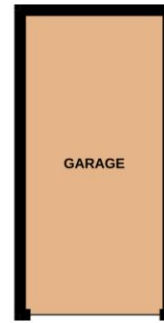
GROUND FLOOR  
567 sq ft. (52.6 sq.m.) approx.



1ST FLOOR  
430 sq ft. (39.9 sq.m.) approx.



2ND FLOOR  
118 sq ft. (11.0 sq.m.) approx.



3RD FLOOR  
222 sq ft. (20.6 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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.  
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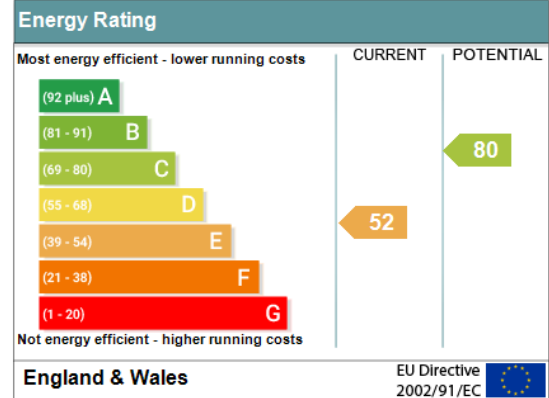
### Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

Address: 53 Repton Road, ORPINGTON, BR6 9HT  
RRN: 7237-3026-9200-0741-8222



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