

THOMAS BROWN

ESTATES



10 Repton Road, Orpington, BR6 9HS

Asking Price: £850,000

- 4 Bedroom, 2 Bathroom Semi-Detached House
- Well Presented, Deceptively Spacious
- Double Storey Rear Extended
- Popular Tree Lined Road





Property Description

Thomas Brown Estates are delighted to offer this well presented, deceptively spacious double storey rear extended four bedroom two bathroom semi detached property set on the highly desirable tree lined Repton Road in South Orpington, boasting a fantastic rear garden, 37'5 lounge/dining room and potential to extend further STPP. The accommodation on offer comprises: entrance hall, spacious dual aspect lounge/dining room, kitchen/breakfast room, and a shower room to the ground floor. To the first floor are four bedrooms and a large bathroom with separate bath and shower. Externally there is a wonderful secluded rear garden approx. 140ft and a driveway to the front for numerous vehicles. STPP there is the potential to extend into the loft space and/or convert the garage as other have done in the location if required. Repton Road is well located for local schools including St Olaves & Newstead Wood Grammar Schools, the outstanding Warren Road Primary School, 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.



ENTRANCE HALL

Double glazed door and double glazed panels to front, under stairs storage, laminate flooring, two radiators.

THROUGH LOUNGE/DINING ROOM

37' 07" x 13' 0" (11.46m x 3.96m) (measured into bay) Double glazed patio doors and panels to garden, double glazed bay window to front, feature fireplace, laminate flooring, four radiators.

KITCHEN

18' 06" x 13' 04" (5.64m x 4.06m) (measured to widest point) Range of matching wall and base units with worktops over, integrated hob with extractor over, integrated double oven, space for American style fridge/freezer, space for freezer, plumbing for washing machine, space for dishwasher, tiled splashback, central heating boiler, double glazed patio doors to garden, vinyl flooring.



SHOWER ROOM

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

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft access, double glazed window to side, carpet.

BEDROOM 1

16' 06" x 10' 04" (5.03m x 3.15m) (measured into bay and to front of fitted wardrobes) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

12' 10" x 9' 05" (3.91m x 2.87m) (measured to front of built in wardrobes) Built in wardrobes, double glazed window to rear, carpet, radiator.



BEDROOM 3

17' 07" x 7' 08" (5.36m x 2.34m) Built in wardrobe, wash hand basin, double glazed windows to side and rear, carpet, radiator.

BEDROOM 4

12' 0" x 7' 08" (3.66m x 2.34m) (measured into bay) Double glazed bay window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bidet, panel enclosed bath with shower over, storage cupboard, double glazed windows to side and rear, laminate flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

165' (50.29m) (approx.) Patio area with rest laid to lawn, mature shrubs and trees.

GARAGE

20' 0" x 8' 06" (6.1m x 2.59m) Up and over door to front, personal door to rear, power and light, water softener.

OFF STREET PARKING

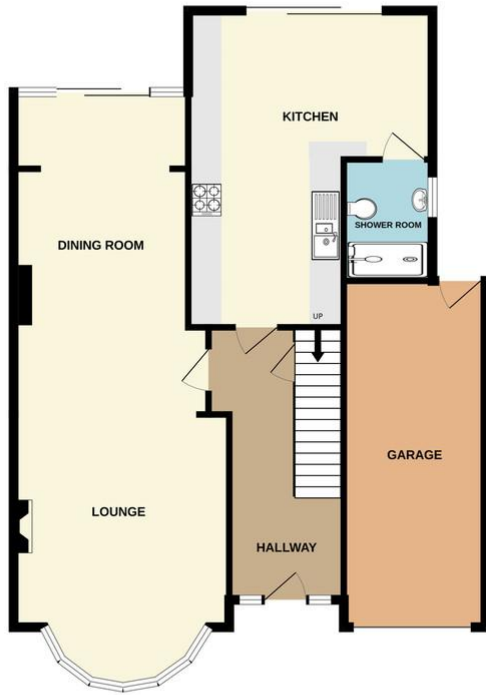
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

ALARM SYSTEM



GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 1683 sq.ft. (156.3 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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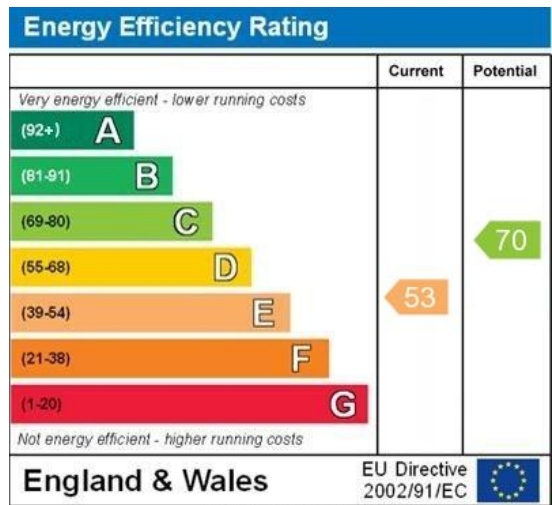


Other Information:

Council Tax Band: 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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