

THOMAS BROWN

ESTATES



99 Charterhouse Road, Orpington, BR6 9EN **Asking Price: £780,000**

- 3 Bedroom Extended Semi-Detached House
- Immaculately Presented, 205' Rear Garden
- Potential to Extend Further (STPP)
- Highly Sought After Road





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, rear and side extended 1930s larger style bay fronted three bedroom three bathroom semi-detached property, set on the highly desirable Charterhouse Road boasting a fantastic 205' rear garden and STPP potential to extend further. The accommodation on offer comprises: entrance porch and hallway, lounge, dining room, kitchen which is open plan to the orangery and a shower room to the ground floor. To the first floor are three bedrooms, one with ensuite and the family bathroom with separate bath and shower. Externally there is a wonderful mature garden to the rear aspect of the property, mainly laid to lawn with a patio perfect for entertaining and alfresco dining, garage and home office, and off street parking to the front via the driveway. STPP there is potential to extend into the loft space as many others have done on the road. Charterhouse Road is well located for local schools, 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

Block paved driveway, mature flowerbeds, landscaped.

ENTRANCE PORCH

Double glazed French doors to front.

ENTRANCE HALL

Wooden door and opaque feature panels to front, Quickstep flooring, radiator and cover.

LOUNGE

15' 11" x 13' 04" (4.85m x 4.06m) Feature electric fireplace, double glazed bay window to front, Quickstep flooring, radiator and cover.

DINING ROOM

13' 0" x 12' 06" (3.96m x 3.81m) French doors to orangery, open fireplace, Quickstep flooring, radiator and cover.

KITCHEN

13' 10" x 10' 02" (4.22m x 3.1m) Range of matching wall and base units with solid wood worktops over, ceramic one and a half sink and drainer, integrated under counter fridge, integrated dishwasher, Range style cooker to remain, space for washing machine, large storage cupboard housing under counter fridge and freezer, larder cupboard, double glazed window to rear, Quickstep flooring, open plan to orangery:

ORANGERY

18' 05" x 9' 06" (5.61m x 2.9m) Opaque double glazed French doors to side, double glazed French door to rear, double glazed windows to rear, integrated freezer, integrated dryer, Quickstep flooring, radiator and cover.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower, double glazed window to front, vinyl flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Opaque double glazed window to side, carpet.

BEDROOM 1

16' 08" x 9' 04" (5.08m x 2.84m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

EN-SUITE

Low level WC, shower, vinyl flooring.

BEDROOM 2

12' 06" x 10' 09" (3.81m x 3.28m) (measurement not including wardrobes) Built in wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 0" x 7' 11" (2.44m x 2.41m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, shower, two opaque double glazed windows to side, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

205' 0" (62.48m) Patio area with rest laid to lawn, pond.

GARAGE

18' 01" x 8' 11" (5.51m x 2.72m) Storage only, up and over door, double glazed window to side, power and light.

OFFICE

9' 09" x 8' 11" (2.97m x 2.72m) (to rear of garage) Opaque double glazed door to side, double glazed window to rear, power and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

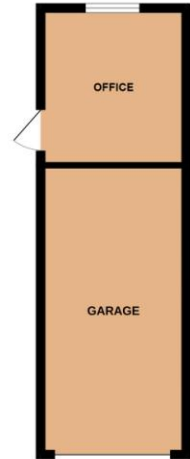
OFF STREET PARKING



GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.

1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.

OUTBUILDINGS
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.4 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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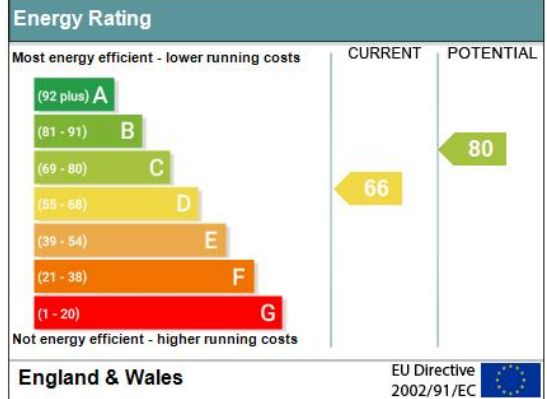
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 99 Charterhouse Road, ORPINGTON, BR6 9EN
RRN: 6537-9523-1200-0009-2292



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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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