

THOMAS BROWN

ESTATES



61 Repton Road, Orpington, BR6 9HT

Asking Price: £670,000

- 3 Double Bedroom Halls Adjoining Semi-Detached House
- Potential to Extend Further (STPP), South Orpington
- Double Storey Side Extended
- Fantastic 135' Rear Garden





Property Description

****CALL FOR IMMEDIATE ACCESS**** Thomas Brown Estates are delighted to offer this halls adjoining, double storey side extended three double bedroom semi-detached property set on the highly desirable tree lined Repton Road in South Orpington, boasting a fantastic 135' rear garden and potential to extend further STPP. The accommodation on offer comprises: entrance hall, lounge, dining room, kitchen/breakfast room and a WC to the ground floor. To the first floor are three double bedrooms and the family bathroom with separate bath and shower. Externally there is a wonderful rear garden with numerous seating areas, garage to the side and a driveway to the front. STPP there is the potential to extend to the rear 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 on offer.





ENTRANCE HALL

Double glazed door to front, understairs cupboard, carpet, radiator.

LOUNGE

14' 3" x 10' 11" (4.34m x 3.33m) Double glazed bay window to front, carpet, radiator.

DINING ROOM

12' 7" x 10' 10" (3.84m x 3.3m) Double glazed sliding door to rear, carpet, radiator.

KITCHEN/BREAKFAST ROOM

14' 10" x 13' 1" (4.52m x 3.99m) Range of matching wall and base units with worktops over, sink and drainer, integrated double oven, integrated electric hob, space for table and chairs, space for fridge, space for freezer, space for washing machine, space for dishwasher, double glazed window to rear, double glazed opaque door to side, carpet tiles, radiator.



CLOAKROOM

Low level WC, wash hand basin, carpet.

STAIRS TO FIRST FLOOR LANDING

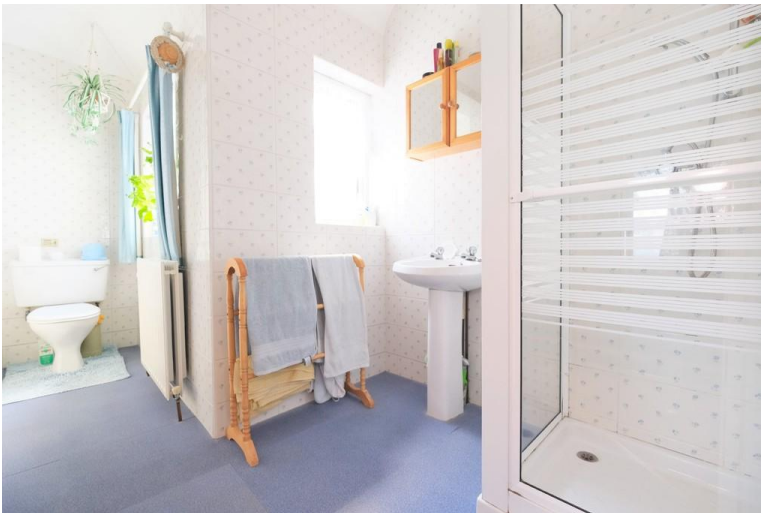
Double glazed window to front, carpet.

BEDROOM

14' 10" x 10' 11" (4.52m x 3.33m) Double glazed bay window to front, carpet, radiator.

BEDROOM

13' 2" x 9' 6" (4.01m x 2.9m) Two double glazed windows to rear, carpet, two radiators.



BEDROOM

12' 0" x 10' 10" (3.66m x 3.3m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath, shower cubicle, double glazed opaque window to front and side, tiled walls, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

135' 0" (41.15m) Patio area with rest laid to lawn, mature flowerbeds, allotment area.



GARAGE

16' 11" x 9' 4" (5.16m x 2.84m) Up and over door, double glazed opaque door to rear, power and light.

OFF STREET PARKING

Blocked paved drive, mature flowerbeds.

CENTRAL HEATING SYSTEM

DOUBLE GLAZING



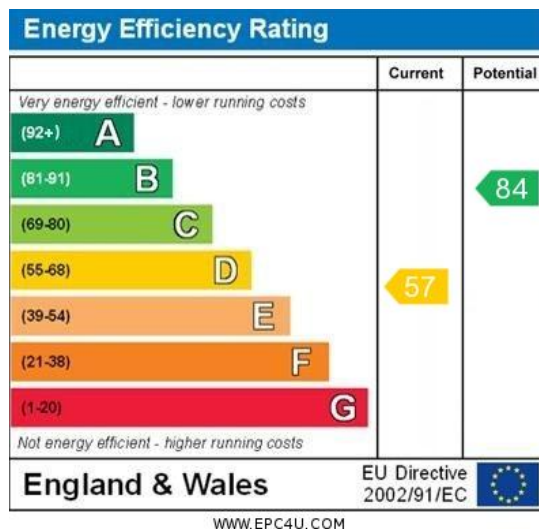
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Richesom 2023. REF: 1020536

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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