

THOMAS BROWN

ESTATES

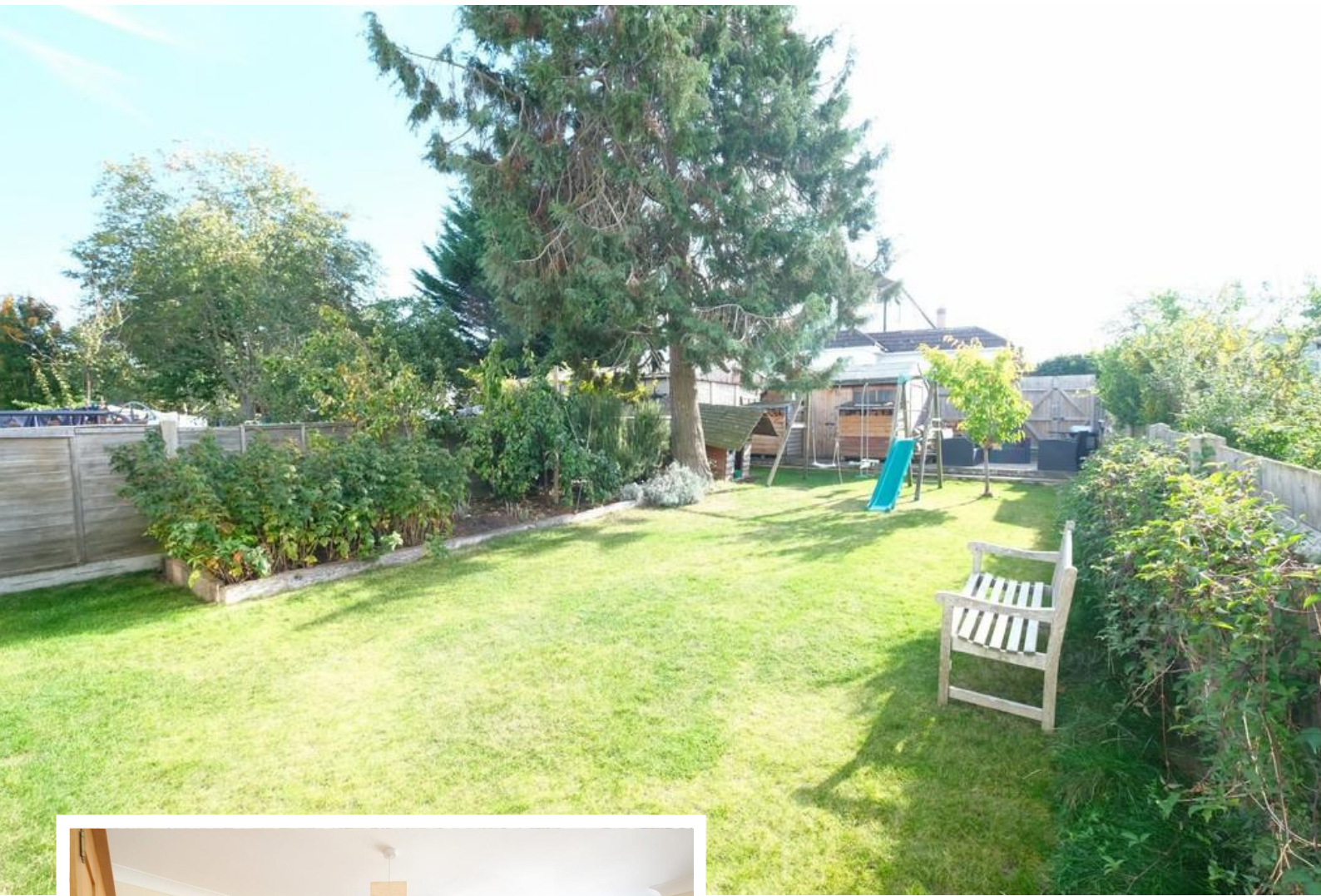


11A Bark Hart Road, Orpington, BR6 0QB

Asking Price: £650,000

- 4 Bedroom, 2 Bathroom Semi-Detached Chalet House
- Rear Extended, South Facing Garden
- Well Located for Orpington Station & Priory Gardens
- Fantastic 28'4 Kitchen/Dining Room





Property Description

Thomas Brown Estates are delighted to offer this very well presented and deceptively spacious, four bedroom two bathroom rear and side extended semi-detached chalet property located on a popular road in BR6 within a short walk of Orpington High Street, Priory Gardens and Goddington Park. The accommodation on offer comprises: entrance hallway, lounge, a fantastic 28'4 kitchen/dining room with direct access to the rear garden, shower room and bedroom four to the ground floor. To the first floor there is a landing giving access to three bedrooms and the family bathroom. Externally, there is a well-kept south facing garden to the rear aspect of the property mainly laid to lawn with a patio area perfect for alfresco dining, and off street parking to the front for two vehicles. Please note the current owners have modernised the property throughout and extended to the rear and side with additional bonuses such as solar panels and EV charging point to the front. There is also potential to convert the generous roof space into an additional room (STPP). Bark Hart Road is well located for Orpington mainline station and High Street as well as local schools and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the floor space, quality of specification and central yet quiet location on offer.



ENTRANCE HALL

Double glazed door and panel to side, storage cupboard housing the boiler and Megaflow system, carpet, radiator.

LOUNGE

14' 11" x 11' 5" (4.55m x 3.48m) Feature fireplace, double glazed leaded bay window to front, carpet, radiator.

KITCHEN/DINER

28' 4" x 17' 9" (8.64m x 5.41m) (L-shaped) (measure to widest and longest point) Range of matching wall and base units with worktops over, one and a half bowl ceramic sink with mixer tap, range style cooker, hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated microwave, integrated dishwasher, feature fireplace, double glazed window to rear, double glazed bi-folding doors to rear, three Velux windows, tiled flooring and underfloor heating to kitchen area, carpet to lounge area, radiator.



BEDROOM 4/STUDY

9' 0" x 7' 1" (2.74m x 2.16m) Double glazed window to front, carpet, radiator.

SHOWER ROOM

7' 0" x 6' 8" (2.13m x 2.03m) Low level WC, wash hand basin in vanity unit, walk-in shower cubicle, double glazed window to side, tiled walls, carpet, extractor fan.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft access, carpet.

BEDROOM 1

14' 9" x 10' 10" (4.5m x 3.3m) (measured into bay) Double glazed leaded bay window to front, carpet, radiator.



BEDROOM 2

12' 0" x 10' 0" (3.66m x 3.05m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

15' 7" x 7' 7" (4.75m x 2.31m) Double glazed window to front, carpet, radiator.

BATHROOM

13' 1" x 6' 2" (3.99m x 1.88m) (measured to longest point) Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed window to rear, part tiled walls, carpet, radiator.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

60' 0" x 25' 0" (18.29m x 7.62m) (approx.) Patio area with rest laid to lawn, shed, side and rear access.

OFF STREET PARKING

Two/three parking spaces with EV charging point.

SOLAR PANELS

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

VERY GOOD CONDITION THROUGHOUT



GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1277 sq.ft. (118.6 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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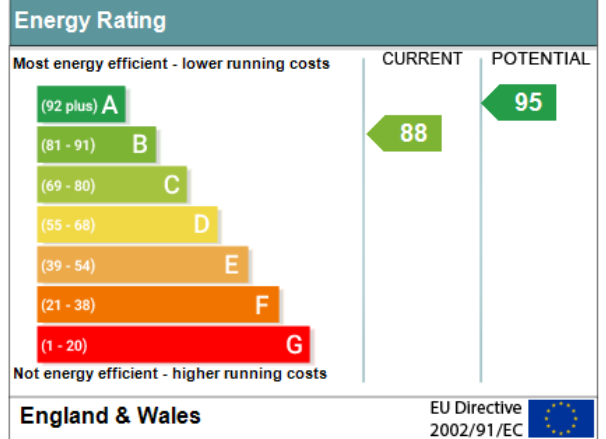
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 11a Bark Hart Road, ORPINGTON, BR6 0QB
RRN: 9326-3931-0200-5787-0204



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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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