

# THOMAS BROWN

ESTATES



**157 Repton Road, Orpington, BR6 9HY**

**Fixed Price: £510,000**

- 2/3 Bedroom Semi-Detached Bungalow
- Potential to Extend (STPP)
- Well Located for Orpington & Chelsfield Station
- Fantastic 90' Rear Garden





## Property Description

Thomas Brown Estates are delighted to offer this very well presented two/three bedroom semi-detached bungalow situated on a sought after road in South Orpington, providing easy access to Orpington High Street and Chelsfield Station with the added benefit of a fantastic 90' rear garden. STPP the property has potential to extend across the rear and/or into the loft space as many have done locally. The accommodation comprises; entrance hall, lounge with direct access to the rear garden, modern fitted kitchen, bathroom and three bedrooms (one is currently used as a dining room). Externally there is a good size mature rear garden mainly laid to lawn with a patio area, garage to the side/rear (storage only) and a driveway to the front. Please call Thomas Brown Estates to organise an appointment to view to fully appreciate the quality of location and potential on offer.



#### ENTRANCE HALL

Composite door to front, wood flooring, covered radiator.

#### LOUNGE

13' 7" x 13' 0" (4.14m x 3.96m) Wood burner, double glazed French doors to rear, wood effect flooring, radiator.

#### KITCHEN

9' 7" x 8' 5" (2.92m x 2.57m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for washing machine, space for fridge/freezer, space for dishwasher, double glazed door to rear, tiled flooring.



#### BEDROOM 1

12' 10" x 9' 11" (3.91m x 3.02m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

10' 0" x 9' 6" (3.05m x 2.9m) Double glazed window to front, wood flooring, radiator.

#### BEDROOM 3

9' 7" x 6' 4" (2.92m x 1.93m) Fitted wardrobes, double glazed window to side, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to side, tiled flooring, heated towel rail.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

90' 0" x 32' 0" (27.43m x 9.75m) Patio area with rest laid to lawn, mature shrubs, summerhouse, side access.

#### FRONT GARDEN/OFF STREET PARKING

Block paved drive, laid to lawn, mature flowerbeds.

#### GARAGE (STORAGE ONLY)

Up and over door to front.

#### DOUBLE GLAZING

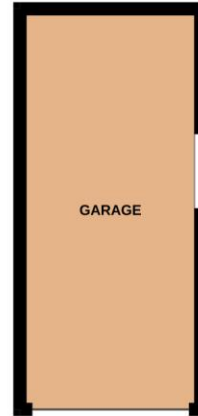
#### CENTRAL HEATING SYSTEM

#### ALARMED



GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.

GARDEN FLOOR  
143 sq.ft. (13.3 sq.m.) approx.

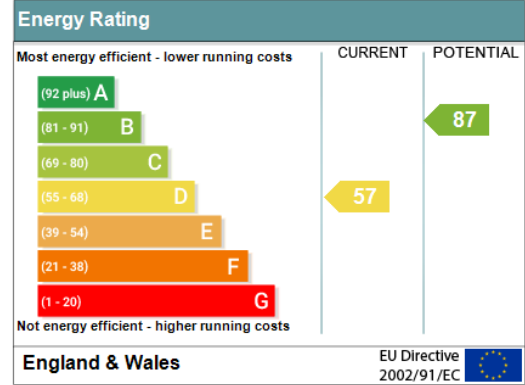


TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.

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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Address: 157 Repton Road, ORPINGTON, BR6 9HY  
RRN: 9350-2694-0390-2197-6255



**Construction:** Standard  
**Council Tax Band:** D  
**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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