

THOMAS BROWN

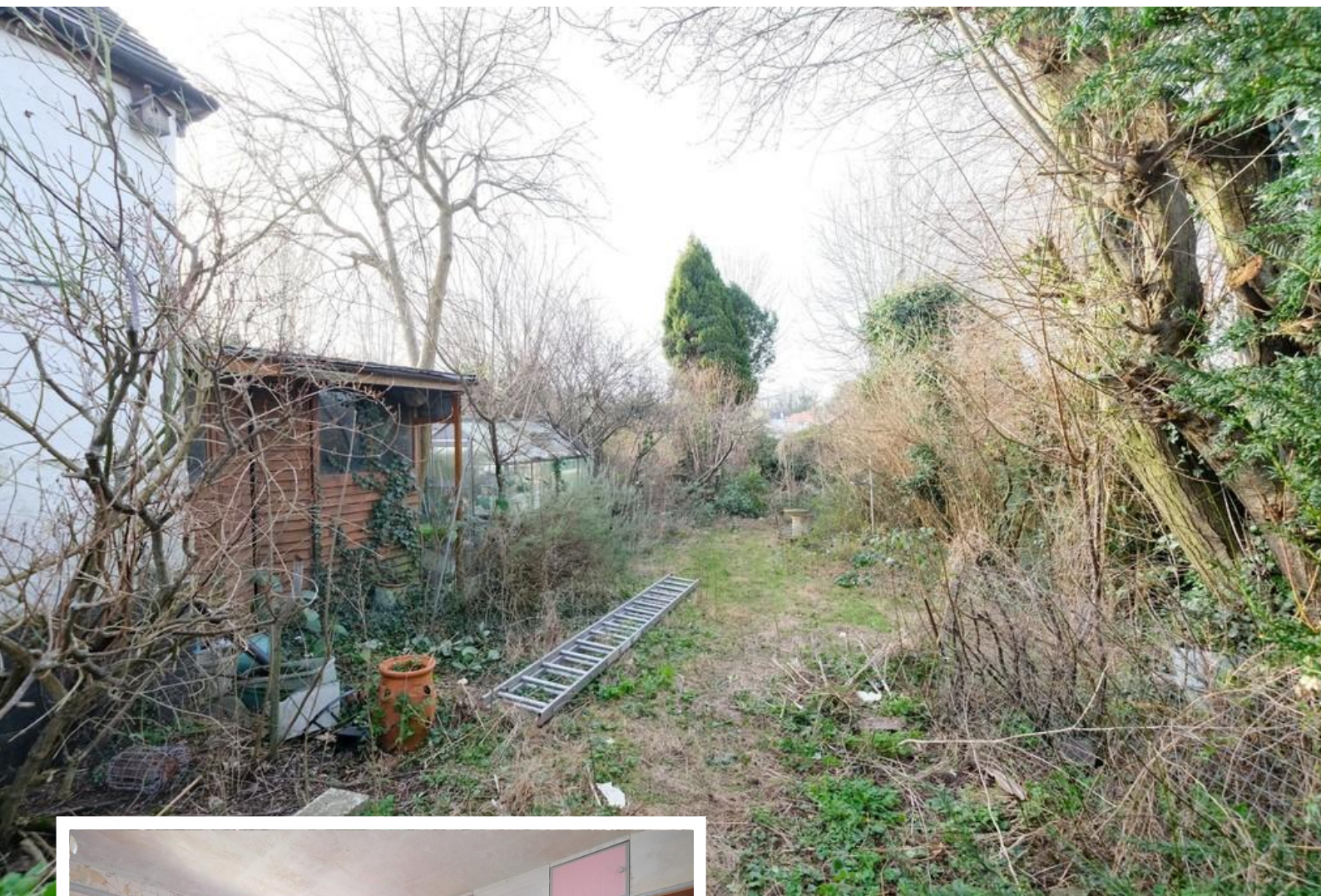
ESTATES



44 Charterhouse Road, Orpington, BR6 9EW **Fixed Price: £600,000**

- 3 Bedroom Semi-Detached House
- Well Located for Orpington & Chelsfield Stations
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this larger style three bedroom semi-detached property, set on the highly desirable Charterhouse Road boasting fantastic potential to extend as many have done in the local area. Please note the property does require modernisation throughout and this has been reflected in the asking price. The accommodation on offer comprises: entrance porch and hall, lounge, dining room, fitted kitchen and a WC to the ground floor. To the first floor are three bedrooms, bathroom with separate bath and shower cubicle, and a WC. Externally there is a garden of approx. 110' to the rear aspect of the property, carport and garage to the side, with off street parking to the front. STPP there is potential to extend across the rear/side, convert the garage and/or 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 potential on offer.



ENTRANCE PORCH

Door to front.

ENTRANCE HALL

Door to front, exposed floorboards, radiator.

LOUNGE

14' 1" x 12' 0" (4.29m x 3.66m) Bay window to front, exposed floorboards, radiator.

DINING ROOM

11' 11" x 9' 8" (3.63m x 2.95m) Double glazed window to rear, exposed floorboards, radiator.

KITCHEN

13' 6" x 10' 2" (4.11m x 3.1m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, double glazed window to rear, exposed floorboards.

CLOAKROOM

Low level WC, double glazed opaque window to side.

STAIRS TO FIRST FLOOR LANDING

Window to side, exposed floorboards.

BEDROOM 1

14' 2" x 12' 0" (4.32m x 3.66m) Window to front, exposed floorboards, radiator.

BEDROOM 2

11' 11" x 11' 6" (3.63m x 3.51m) Double glazed window to rear, exposed floorboards, radiator.

BEDROOM 3

8' 5" x 8' 1" (2.57m x 2.46m) Window to front and side, carpet, radiator.

BATHROOM

Wash hand basin in vanity unit, bath, double shower cubicle, double glazed opaque window to rear, carpet, radiator.

SEPARATE WC

Low level WC, double glazed opaque window to side, carpet.

OTHER BENEFITS I INCLUDE:

REAR GARDEN

110' 0" (33.53m) Patio area with rest laid to lawn, mature shrubs.

FRONT GARDEN/OFF STREET PARKING

Block paved drive, laid to lawn, mature shrubs.

CARPORT & GARAGE TO SIDE

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



GROUND FLOOR
990 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.

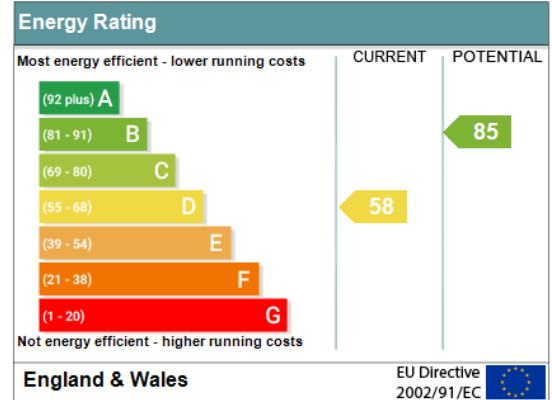


TOTAL FLOOR AREA: 1543 sq.ft. (143.3 sq.m.) approx.

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Address: 44 Charterhouse Road, ORPINGTON, BR6 9EW
RRN: 2169-3034-0209-9574-1204



Construction: Standard

Council Tax Band: E

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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