

# THOMAS BROWN

ESTATES



**70 Craven Road, Orpington, BR6 7RT**

**Asking Price: £1,100,000**

- 4 Bedroom, 3 Reception Room Detached House
- Private Access to Goddington Park
- Fantastic 0.32 Acre Plot
- Sought After Location





## Property Description

Thomas Brown Estates are delighted to offer this rare to the market, four bedroom detached family home boasting a wonderful plot of nearly one third of an acre, with private access to the ever popular Goddington Park, situated on the sought after Craven Road, that must be viewed to be appreciated. Although a sizeable property already, there is fantastic potential to extend further (STPP) to create a substantial family home on a plot rarely available in the local area. The accommodation on offer comprises: entrance hall way, open plan lounge/kitchen breakfast room with bi-folds doors to the rear garden, family room, study, utility room and a WC to the ground floor. To the first floor are three bedrooms, one with en-suite shower room, and the family bathroom with separate bath and shower. To the second floor is the fourth bedroom, which could be enlarged to create an en-suite (STPP). Externally there is a wonderful, large mature garden (170'x60') mainly laid to lawn to the rear with numerous seating areas and private access to the Goddington Park behind, detached garage to the side and a drive for numerous vehicles to the front. Craven Road is well located for local schools, shops, bus routes and stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the plot, potential and quality of specification and location on offer.



#### ENTRANCE HALL

Double glazed opaque door to side, storage cupboard, wood flooring, radiator.

#### LOUNGE

20' 0" x 13' 5" (6.1m x 4.09m) (open plan to kitchen/diner) Engineered wood flooring, radiator.

#### KITCHEN/DINER

20' 10" x 20' 7" (6.35m x 6.27m) (measured at maximum) (L-Shaped) Range of matching wall and base units with quartz worktops over, integrated double oven, integrated 6 ring gas hob with extractor over, one and a half bowl sink and drainer, integrated dishwasher, integrated wine fridge, space for American fridge/freezer, double glazed window to rear, double glazed bi-folding door, sky lantern with electric blind, double glazed door to side, underfloor heating, tiled flooring.

#### FAMILY ROOM

18' 6" x 13' 9" (5.64m x 4.19m) Gas fireplace, storage cupboard, double glazed window to front, carpet, radiator.

#### STUDY

10' 7" x 8' 0" (3.23m x 2.44m) Double glazed window to front and side, wood flooring, radiator.

#### UTILITY ROOM

20' 10" x 5' 5" (6.35m x 1.65m) Range of matching wall and base units with worktops over, stainless steel sink, space for fridge, space for washing machine, space for tumble dryer, double glazed window to side, double glazed window and double glazed door to rear, tile effect flooring, radiator.

#### CLOAKROOM

Low level WC, wash hand basin in vanity unit, tiled walls, wood effect flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM

11' 5" x 10' 9" (3.48m x 3.28m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin in vanity unit, double shower cubicle, tiled walls, vinyl flooring, heated towel rail.



#### BEDROOM

16' 11" x 8' 0" (5.16m x 2.44m) Double glazed window to rear, carpet, radiator.

#### BEDROOM

10' 10" x 7' 3" (3.3m x 2.21m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath, double walk-in shower cubicle, double glazed window to side, tiled walls, wood effect flooring, heated towel rail.

#### STAIRS TO SECOND FLOOR LANDING

Storage cupboard, double glazed window to side, carpet, radiator.

#### BEDROOM

19' 11" x 11' 4" (6.07m x 3.45m) (measured at maximum) (part restricted headroom) Two Velux windows to side, Velux window to rear, carpet, radiator.



#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING REAR GARDEN

170' 0" x 60' 0" (51.82m x 18.29m) Resin patio, decked area, laid to lawn, mature hedges, pond, greenhouse, sheds, access to Goddington Park.

#### FRONT GARDEN/OFF STREET PARKING

Block paved drive for multiple vehicles, laid to lawn, mature hedges.

#### DETACHED GARAGE

25' 5" x 12' 10" (7.75m x 3.91m) Electric up and over door to front, opaque door to side, power and light.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





TOTAL FLOOR AREA : 2515 sq.ft. (233.7 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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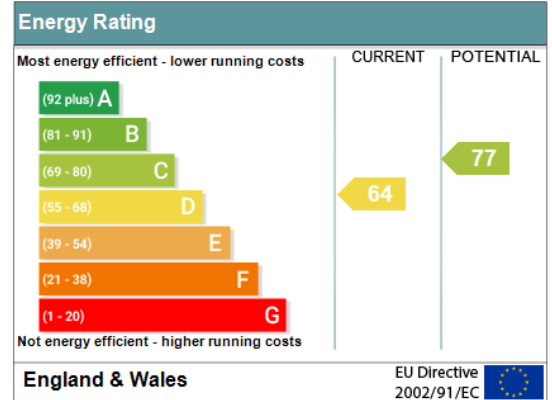


**Construction: Standard**

**Council Tax Band: G**

**Tenure: Freehold**

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