

THOMAS BROWN

ESTATES

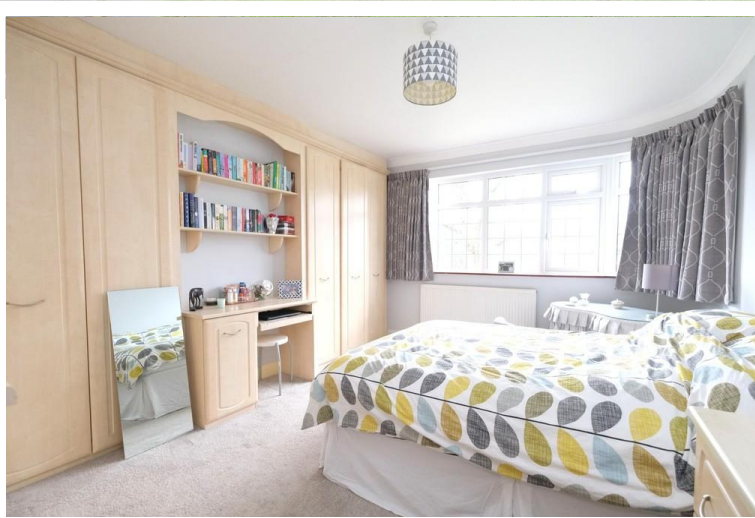


47 Sevenoaks Road, Orpington, BR6 9JN

Asking Price: £830,000

- 4 Bedroom, 2 Reception Room Semi-Detached House
- Well Located for St. Olave's Grammar School
- Fantastic Potential to Extend (STPP)
- Boasting a Larger than Average Plot





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, purpose built four bedroom 1920s semi-detached property, boasting a larger than average plot on the corner of Sevenoaks Road and Goddington Lane in South Orpington. The property is situated in a prime location within walking distance to Orpington Station, High Street and St Olaves Grammar School. STPP the property boasts fantastic potential to extend to the side, across the rear and/or into the loft space as many have done in the local area. The accommodation on offer comprises: large entrance hallway, lounge, dining room with direct access to the rear garden, modern fitted kitchen and a WC to the ground floor. To the first floor are four bedrooms and a shower room. Externally there is a mature rear garden mainly laid to lawn and a patio perfect for entertaining and alfresco dining, vehicular access to the side with additional parking leading to the detached double garage. To the front is a driveway for numerous vehicles. Sevenoaks 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 and potential on offer.



ENTRANCE HALL

Double glazed door to front, double glazed opaque window to side, storage cupboard, carpet, radiator.

LOUNGE

14' 4" x 12' 5" (4.37m x 3.78m) Triple glazed windows to front, carpet, radiator.

DINING ROOM

14' 3" x 12' 5" (4.34m x 3.78m) Double glazed French doors to rear, exposed floorboards, radiator.

KITCHEN

14' 7" x 9' 10" (4.44m x 3m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for range master cooker, integrated fridge/freezer, integrated washing machine, extractor hood, tiled splashback, double glazed window to rear and side, composite door to side, tiled flooring.



CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, tiled walls, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed opaque window to side, carpet, radiator.

BEDROOM

14' 5" x 12' 5" (4.39m x 3.78m) Fitted wardrobes, triple glazed window to front, carpet, radiator.

BEDROOM

14' 3" x 10' 5" (4.34m x 3.18m) Double glazed window to rear, carpet, radiator.

BEDROOM

12' 0" x 9' 1" (3.66m x 2.77m) Fitted wardrobes, double glazed window to rear, carpet, radiator.



BEDROOM

10' 0" x 7' 10" (3.05m x 2.39m) Fitted wardrobe, double glazed window to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, walk-in shower cubicle with rainforest head and attachment, two double glazed opaque windows to side, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

OFF STREET PARKING

Drive for multiple vehicles.

GARDEN

85' 0" x 44' 0" (25.91m x 13.41m) Patio area with restlaid to lawn, mature flowerbeds, side access from front, vehicular side access from Goddington Lane and to garage.



DETACHED DOUBLE GARAGE

19' 4" x 18' 11" (5.89m x 5.77m) Brick construction, two up and over doors, double glazed window and double glazed door to side.

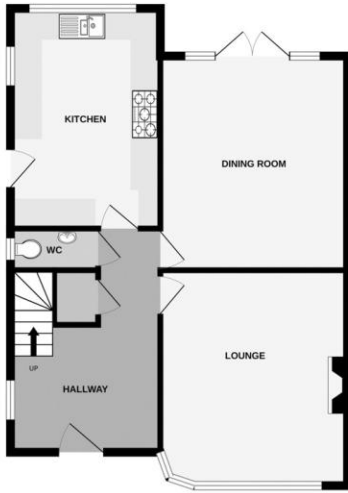
SIDE PLOT

19' 6" (5.94m)

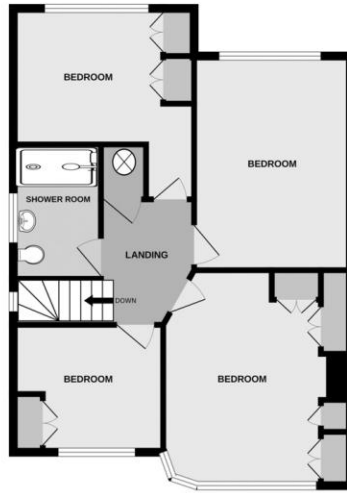
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

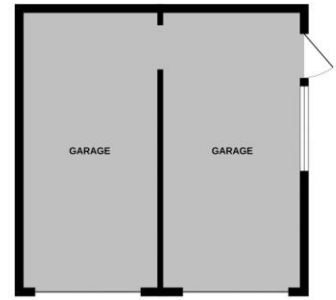
GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.

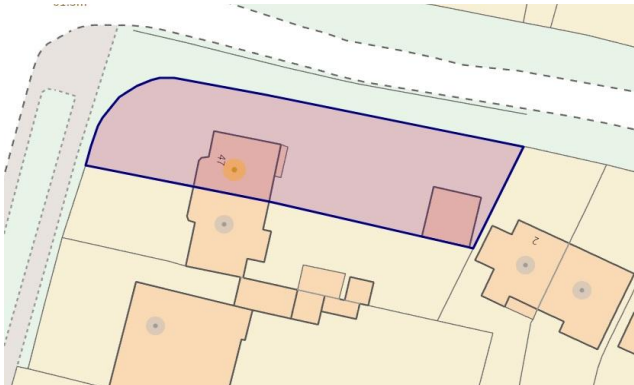


GARAGE
363 sq.ft. (33.7 sq.m.) approx.

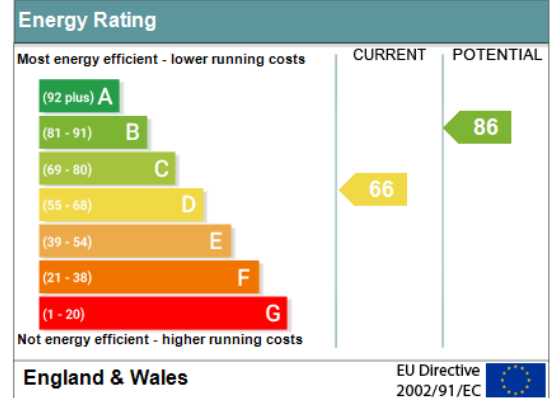


TOTAL FLOOR AREA : 1677 sq.ft. (155.8 sq.m.) approx.

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: 47 Sevenoaks Road, ORPINGTON, BR6 9JN
RRN: 4434-2527-9300-0366-5202



Construction: Standard

Council Tax Band: E

Tenure: Freehold

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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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