

THOMAS BROWN

ESTATES



64 Craven Road, Orpington, BR6 7RT

Asking Price: £1,050,000

- 4 Double Bedroom, 2 Bathroom Detached House
- Fantastic Potential to Extend (STPP)
- 120' Rear Garden, Private Access to Goddington Park
- Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this four double bedroom two bathroom detached family home, constructed in 2006, boasting a large 120' rear garden with private access to the ever popular Goddington Park, situated on the sought after Craven Road. Although a sizeable property already, there is fantastic potential to extend across the rear and/or into the loft space as others have done in the road. The accommodation on offer comprises: entrance hallway, lounge, dining room, study, kitchen/breakfast room with direct access to the rear garden and a WC to the ground floor. To the first floor are four double bedrooms with the master benefitting from en-suite shower room, and the family bathroom. Externally there is a wonderful, large garden (120') mainly laid to lawn to the rear, integral garage and a driveway to the front. Points to note: underfloor heating to the ground floor and speaker system to the lounge, kitchen/breakfast room and master bedroom. 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 quality of location on offer.





ENTRANCE HALL

Double glazed door to front, understairs storage cupboard, coconut mat, wood flooring

FRONT

Block paved driveway with rest laid to lawn, covered entrance.

LOUNGE

16' 2" x 12' 11" (4.93m x 3.94m) Double glazed French doors to rear, carpet.

DINING ROOM

15' 5" x 11' 0" (4.7m x 3.35m) Double glazed bay window to front, wood flooring.

KITCHEN/BREAKFAST ROOM

26' 5" x 10' 10" (8.05m x 3.3m) Range of matching wall and base units with granite worktops over, one and a half stainless steel sink, 5 ring gas hob, integrated double oven, integrated microwave, integrated fridge/freezer, integrated dishwasher, double glazed French doors to rear, double glazed windows to side and rear, part vaulted ceiling, tiled flooring.

STUDY

9' 10" x 8' 8" (3m x 2.64m) Double glazed window to side, carpet.

UTILITY ROOM

7' 1" x 5' 6" (2.16m x 1.68m) Range of matching wall and base units with granite worktops over, stainless steel sink and drainer, space for washing machine, space for dryer, opaque double glazed window to side, tiled flooring.

CLOAKROOM

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

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, skylight, carpet, radiator.

BEDROOM 1

14' 6" x 12' 11" (4.42m x 3.94m) Double glazed window to rear, carpet, radiator.

EN-SUITE

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

BEDROOM 2

13' 1" x 13' 0" (3.99m x 3.96m) Double glazed window to front, carpet, radiator.

BEDROOM 3

13' 11" x 11' 2" (4.24m x 3.4m) Double glazed window to rear, carpet, radiator.

BEDROOM 4

12' 2" x 10' 1" (3.71m x 3.07m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

120' 0" x 32' 0" (36.58m x 9.75m) Mainly laid to lawn, private entrance to Goddington Park.

INTEGRAL GARAGE

19' 4" x 8' 2" (5.89m x 2.49m) Electric up and over door.

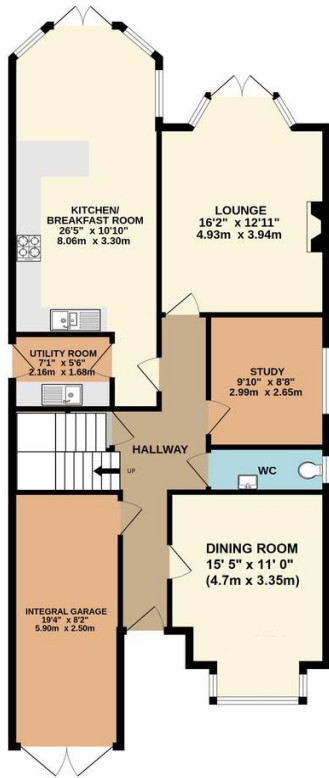
OFF STREET PARKING

DOUBLE GLAZING

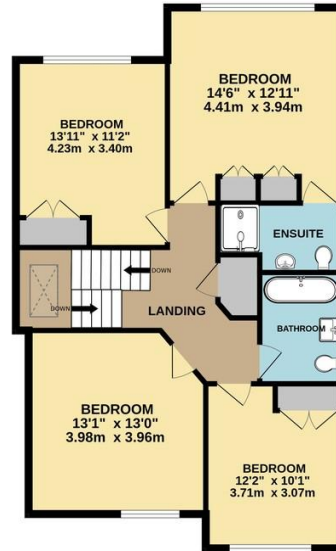
CENTRAL HEATING SYSTEM



GROUND FLOOR
1058 sq.ft. (98.3 sq.m.) approx.

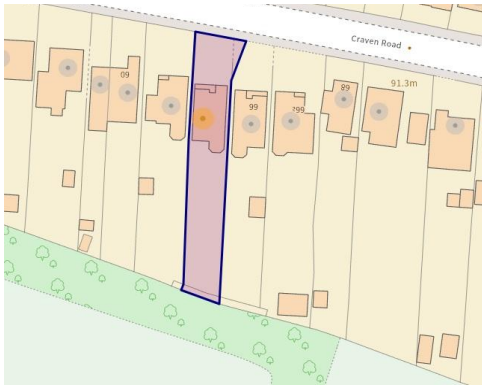


1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.

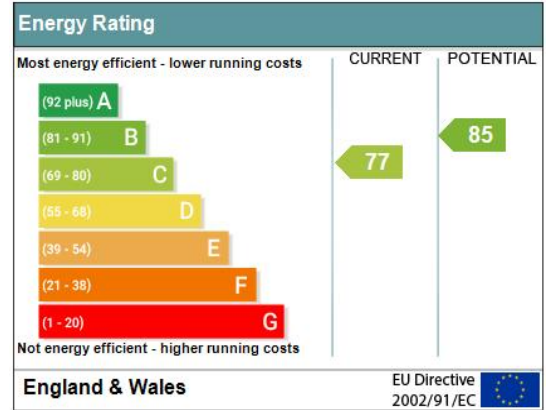


TOTAL FLOOR AREA: 1929 sq.ft. (179.2 sq.m.) approx.

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.
Made with Metropix G2024



Address: 64 Craven Road, ORPINGTON, BR6 7RT
RRN: 5500-0660-0322-1305-3743



Construction: Standard
Council Tax Band: G
Tenure: Freehold

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