

# THOMAS BROWN

ESTATES



**90 Repton Road, Orpington, BR6 9HU**

**Asking Price: £860,000**

- 5 Bedroom Extended Semi-Detached Property
- Fantastic 27'1"x22'4" Kitchen/Diner/Family room
- 3 Bathrooms, 22'2"x12'4" Cabin
- Highly Desirable Location





## Property Description

Thomas Brown Estates are delighted to offer this very well presented, loft converted, rear and side extended five bedroom three bathroom semi-detached property, set on the highly desirable Repton Road in South Orpington, boasting a fantastic 27'1"x22'4 kitchen/diner/family room with bi-fold doors to the rear garden. The accommodation on offer comprises: entrance hall, lounge, double bedroom with en-suite, open plan kitchen/diner/family room and a WC to the ground floor. To the first floor are three bedrooms (two being good size doubles) and a family bathroom with separate bath and shower. To the second floor is the master suite with Juliet balcony overlooking the rear garden and en-suite bathroom. Externally there is a large garden to the rear aspect of the property mainly laid to lawn with a decked area perfect for entertaining and alfresco dining, and a wonderful 22'2"x12'4 cabin ideal for a home office/entertaining area. To the front is a block paved drive for numerous vehicles. Repton 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, floor space and specification on offer.



#### ENTRANCE HALL

Double glazed door to front, understairs storage cupboard, tile effect flooring.

#### LOUNGE

13' 09" x 12' 05" (4.19m x 3.78m) Double glazed bay window with shutters to front, wood effect flooring, radiator.

#### KITCHEN/DINER/FAMILY ROOM

27' 01" x 22' 04" (8.25m x 6.81m) (L-shaped) Range of matching wall and base units with worktops over, sink and drainer with instant hot tap, integrated double oven, integrated induction hob with extractor over, integrated washing machine, integrated dishwasher, integrated microwave, integrated tower fridge, integrated tower freezer, wine fridge, central island/breakfast bar, tiled splashback, understairs storage, double glazed window to rear, bi-folding doors to rear, two Velux windows, tiled flooring, three radiators.

#### BEDROOM 5

16' 1" x 8' 4" (4.9m x 2.54m) Double glazed window with shutters to front, carpet, radiator.



#### EN-SUITE

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

#### CLOAKROOM

Low level WC, wash hand basin, tile effect flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM 1

14' 02" x 11' 05" (4.32m x 3.48m) Double glazed bay window with shutters to front, carpet, radiator.

#### BEDROOM 3

11' 05" x 9' 11" (3.48m x 3.02m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 4

8' 04" x 7' 01" (2.54m x 2.16m) Double glazed window with shutters to front, carpet, radiator.



#### BATHROOM

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

#### STAIRS TO SECOND FLOOR LANDING

Access to eaves storage, double glazed opaque panel to side, carpet.

#### BEDROOM 2

15' 09" x 10' 0" (4.8m x 3.05m) Built in wardrobe, eaves storage, double glazed French doors to Juliet balcony, two Velux style windows to front, carpet, radiator.

#### EN-SUITE

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



#### OTHER BENEFITS INCLUDE:

##### GARDEN

90' 0" (27.43m) Large decked area with rest laid to lawn, mature flowerbeds,

##### CABIN

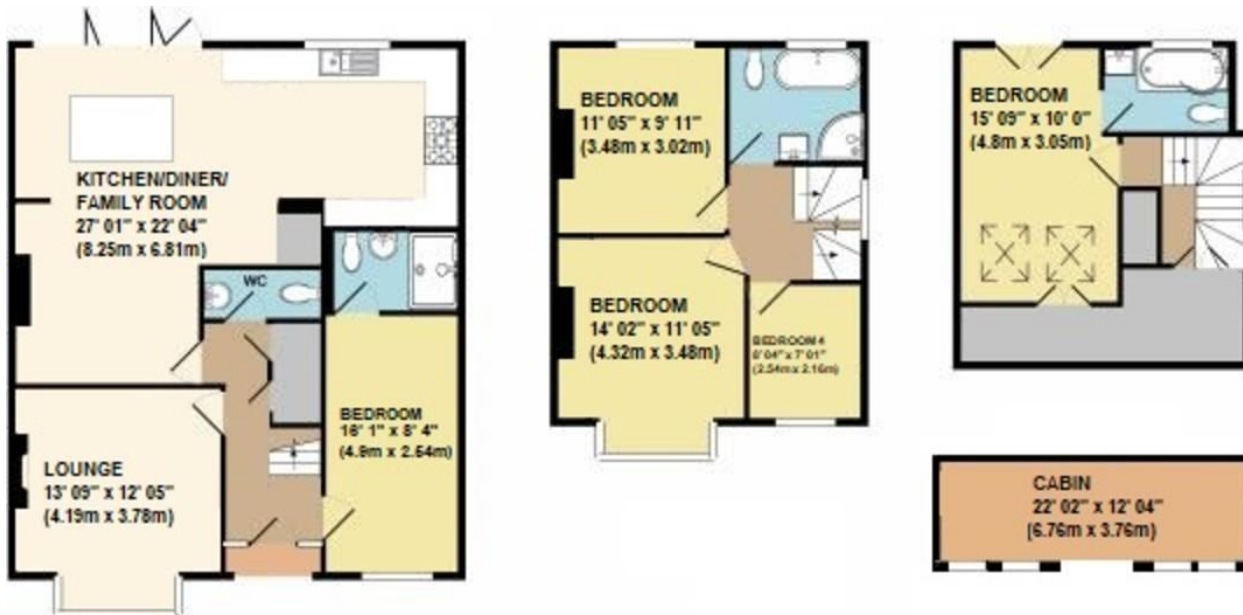
22' 02" x 12' 04" (6.76m x 3.76m) Decked area, air conditioning/heating unit, four double glazed windows to front, double glazed door to front, laminate flooring.

##### OFF STREET PARKING

Block paved drive for multiple vehicles.

##### DOUBLE GLAZING

##### CENTRAL HEATING SYSTEM



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. 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 operation or efficiency can be given.  
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**Construction: Standard**

**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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