

# THOMAS BROWN

ESTATES



**21 Sandhurst Road, Orpington, BR6 9HN**

**Asking Price: £615,000**

- 3/4 Bedroom Semi-Detached Chalet Property
- Highly Desirable Location, Orpington South
- Potential to Extend to Rear (STPP)
- 75' Garden, Garage & Off Street Parking







## Property Description

Thomas Brown Estates are delighted to offer this very well presented, three/four bedroom semi-detached chalet property set on the highly desirable Sandhurst Road in South Orpington, boasting a 75' rear garden, garage and a drive for numerous vehicles. The accommodation on offer comprises: entrance hall, open plan lounge/dining room, modern fitted kitchen, study/fourth bedroom, double bedroom and a WC to the ground floor. To the first floor are two further double bedrooms and the family bathroom with separate bath and shower. Externally there is a garden to the rear aspect of the property mainly laid to lawn with a patio perfect for entertaining and alfresco dining, garage to the side and off street parking to the front via the driveway. Although the property already boasts a strong floor space, STPP there is potential to extend across the rear if required. Sandhurst 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 opaque door to side, double glazed opaque window to side, solid wood flooring, covered radiator.

#### LOUNGE/DINER

21' 09" x 12' 05" (6.63m x 3.78m) Double glazed window and double glazed French doors to rear, carpet, radiator and covered radiator.

#### KITCHEN

14' 03" x 8' 07" (4.34m x 2.62m) Range of matching wall and base units with solid worktops over, ceramic sink and drainer, space for Rangemaster cooker, integrated fridge/freezer, integrated microwave, integrated slimline dishwasher, space for washing machine, double glazed window to side and rear, double glazed door to rear, tiled flooring, radiator.



#### BEDROOM

11' 08" x 11' 07" (3.56m x 3.53m) Double glazed window to front, carpet, radiator.

#### STUDY/POTENTIALLY 4TH BEDROOM

9' 06" x 7' 11" (2.9m x 2.41m) Double glazed window to front, carpet, radiator.

#### CLOAKROOM

Low level WC, wash hand basin, tiled walls, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.



#### BEDROOM

14' 01" x 10' 06" (4.29m x 3.2m) Walk-in wardrobe, Velux window, laminate flooring, radiator.

#### BEDROOM

10' 04" x 9' 08" (3.15m x 2.95m) Double glazed window to rear, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, roll top bath, shower with rainforest showerhead and shower attachment, double glazed opaque window to rear, tiled walls, wood effect flooring, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

75' 0" x 34' 0" (22.86m x 10.36m) Patio area with rest laid to lawn, flowerbeds, shed.

#### GARAGE

20' 10" x 8' 0" (6.35m x 2.44m) Up and over door, door to side, window to rear, power and light.

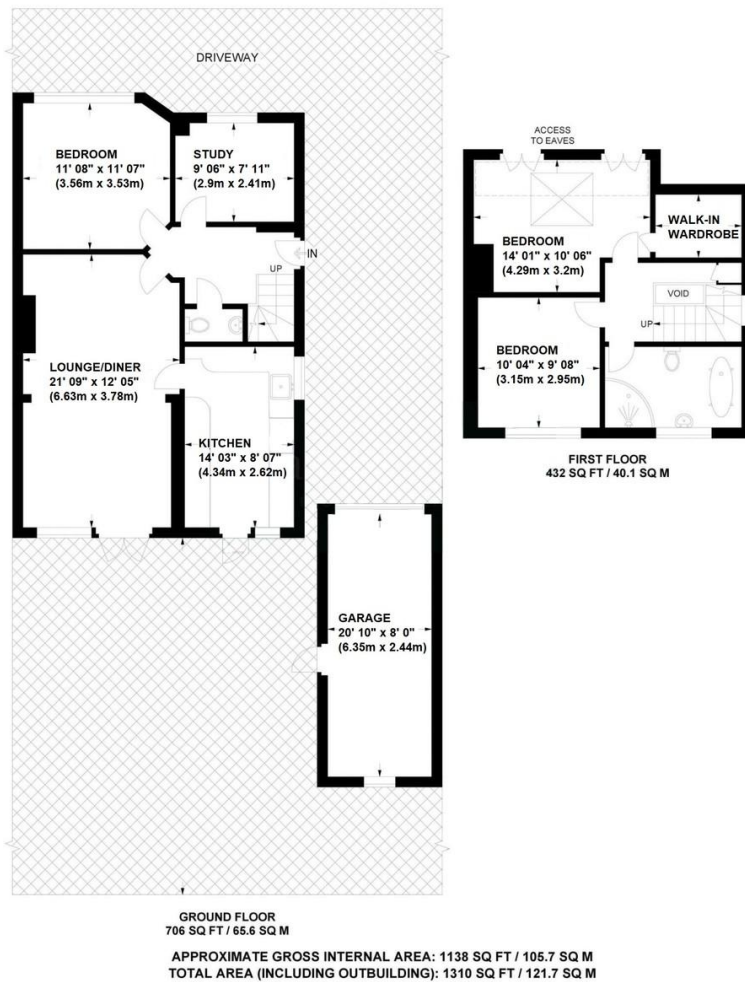
#### OFF STREET PARKING

Block paved drive for multiple vehicles, flowerbeds.

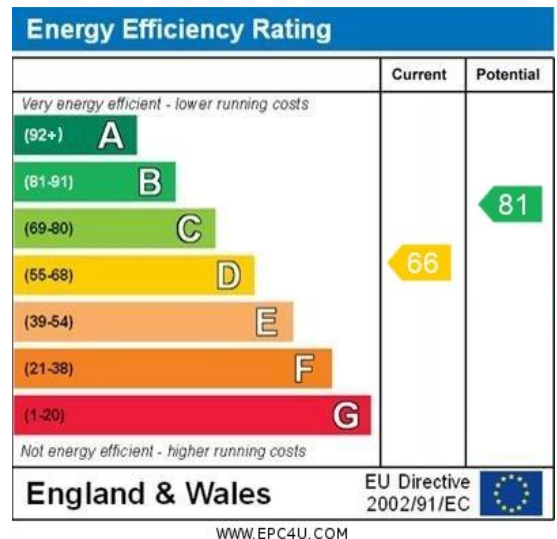
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





**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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