

THOMAS BROWN

ESTATES



46 Cathcart Drive, Orpington, BR6 8BX

Asking Price: £630,000

- 3 Bedroom Bay Fronted Semi-Detached House
- Short Walk to Orpington Station, Sought After Location
- Potential to Extend (STPP)
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this bay fronted three bedroom semi-detached property, being offered to the market with no forward chain, situated on the ever sought after Cathcart Drive located within a short walk of Orpington Station & close to many sought after local schools including Crofton Primary School, Darrick Wood and Newstead School for girls. This must view property comprises: entrance hallway, dual aspect lounge/dining room and kitchen to the ground floor. To the first floor are three bedrooms (two being doubles) and a family bathroom with separate WC. Externally there is a drive to the front, garage to the side and a well kept garden to the rear. 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 location. Cathcart Drive is very well located for local schools including Darrick Wood, Petts Wood & Orpington Stations as well as both High Streets and local bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



ENTRANCE HALL

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

LOUNGE/DINER

25' 07" x 12' 10" (7.8m x 3.91m) Dual aspect, double glazed bay window to front, double glazed sliding door to rear, two radiators.

KITCHEN

11' 0" x 9' 01" (3.35m x 2.77m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for washing machine, space for fridge/freezer, space for dishwasher, double glazed window and double glazed door to rear, tiled flooring.



STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

14' 06" x 10' 05" (4.42m x 3.18m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

11' 0" x 10' 09" (3.35m x 3.28m) Wash hand basin in vanity unit, double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 05" x 8' 01" (2.87m x 2.46m) Double glazed window to front, carpet, radiator.



BATHROOM

Wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to side, part tiled walls, tiled flooring, heated towel rail.

SEPARATE WC

Low level WC, double glazed opaque window to rear.

OTHER BENEFITS INCLUDE:

REAR GARDEN

50' 0" x 30' 0" (15.24m x 9.14m) Patio area with rest laid to lawn, mature flowerbeds, shed.

FRONT GARDEN/OFF STREET PARKING

Drive, part laid to lawn, mature shrubs.

GARAGE

To side.

DOUBLE GLAZING

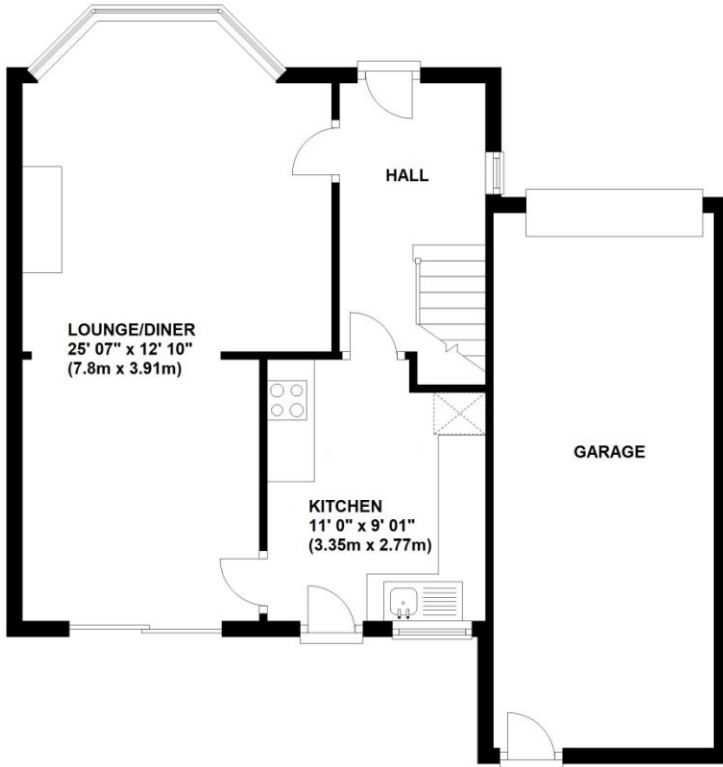
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



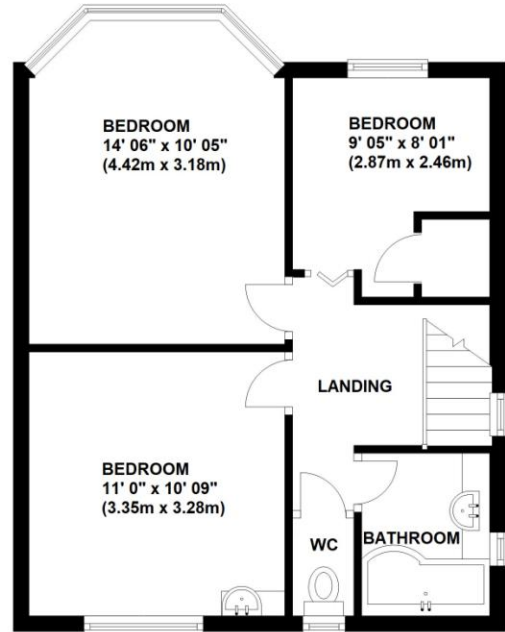
Ground Floor

Approx. 60.7 sq. metres (653.2 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.0 sq. feet)



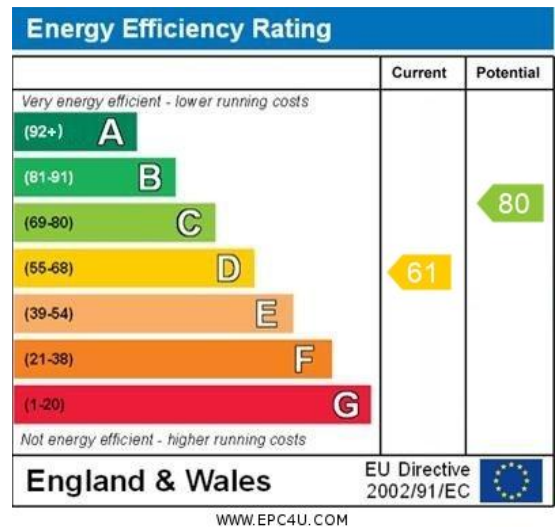
Total area: approx. 101.5 sq. metres (1092.1 sq. feet)



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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