

# THOMAS BROWN

## ESTATES



**36 Winchester Road, Orpington, BR6 9DP   Asking Price: 590,000**

- 3 Bedroom Semi-Detached House
- 130' Mature Rear Garden, Bonus Loft Room
- Well Located for Chelsfield Station
- Fantastic Potential to Extend (STPP)





## Property Description

Thomas Brown Estates are delighted to offer this must view, recently modernised to a high standard three bedroom semi-detached property boasting a fantastic 130' mature rear garden, bonus loft room, new roof and fantastic potential to extend (STPP), within easy walking distance to Chelsfield Station, St. Olaves and The Highway Primary School. The property comprises; entrance porch and hallway, lounge and a wonderful 19' kitchen/dining room with direct access to the rear garden. To the first floor are three bedrooms and the family bathroom with stairs leading to the bonus loft room. Externally there is a large mature rear garden mainly laid to lawn, with feature pond and ample on road parking to the front. Winchester Road is very well located for local schools including The Highway and the renowned St.Olaves and Newstead Woods grammar schools and Goddington Park. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and specification on offer.





#### ENTRANCE PORCH

Double glazed door to front, double glazed windows to front and both sides, tile effect flooring.

#### ENTRANCE HALL

Double glazed opaque window to side, understairs storage, radiator.

#### LOUNGE

12' 09" x 12' 07" (3.89m x 3.84m) Bespoke storage, double glazed window to front, radiator.

#### KITCHEN/DINER

19' 0" x 11' 02" (5.79m x 3.4m) Range of matching wall and base units with worktops over, sink, integrated double oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, double glazed window to rear, double glazed French doors to rear, double glazed door to side, radiator.

#### COVERED ENTRANCE TO SIDE

Door to front and rear.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM

12' 08" x 10' 07" (3.86m x 3.23m) (measured to front of wardrobe) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM

12' 03" x 8' 0" (3.73m x 2.44m) Double glazed window to rear, carpet, radiator.

#### BEDROOM

9' 01" x 7' 11" (2.77m x 2.41m) Double glazed window to front, carpet, radiator.

#### BATHROOM

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

#### STAIRS TO LOFT ROOM

#### BONUS LOFT ROOM

13' 11" x 12' 05" (4.24m x 3.78m) Two Velux windows, carpet.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

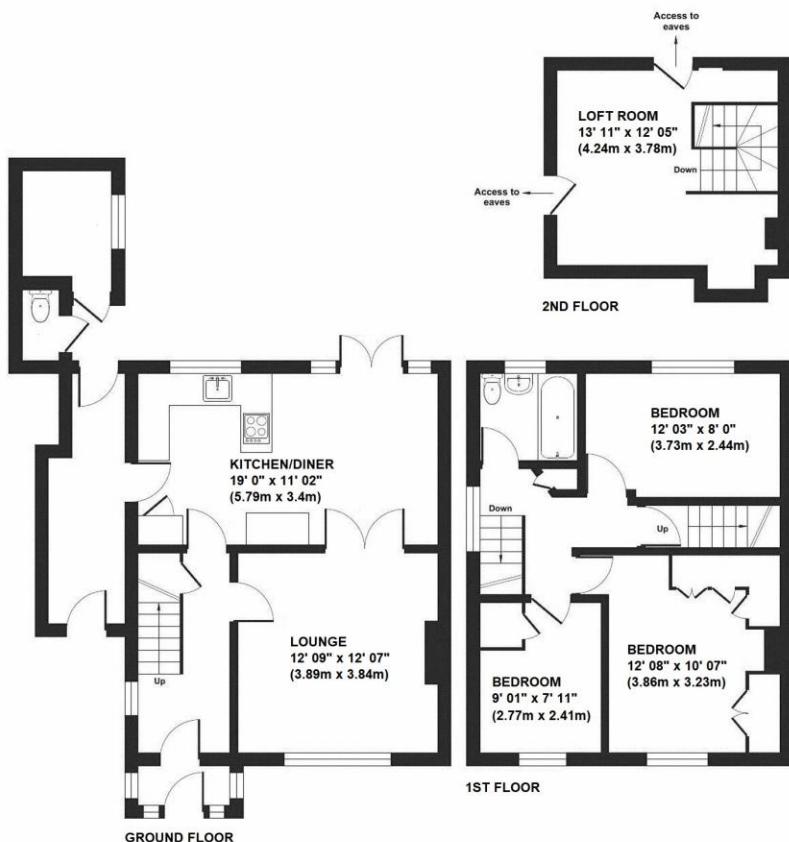
130' 0" (39.62m) Patio area with rest laid to lawn, mature shrubs and flowerbeds, pond.

#### ON ROAD PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

**Council Tax Band: D**

**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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