

THOMAS BROWN

ESTATES



103 Spur Road, Orpington, BR6 0QP

Asking Price: £740,000

- Extended 3 Bedroom Semi Detached House
- 26ft Kitchen/Family Room
- 80ft Landscaped Garden
- Garage & Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, rear and side extended three bedroom two bathroom semi-detached property situated on a sought after road in South Orpington providing easy access to Orpington High Street and Station, boasting a fantastic 26'06 kitchen/family room that spans the rear of the property. The accommodation on offer comprises; entrance porch and hall, lounge with feature bay window, dining room that is open plan to the wonderful kitchen/family room with bi-fold doors to the rear garden, study area, shower room and utility room to the ground floor. To the first floor there is a landing giving access to three bedrooms (two being doubles with bay windows and fitted wardrobes) and a family bathroom with separate bath and shower, and a WC. Externally there is a 80' landscaped rear garden mainly laid to lawn with mature shrubs, garage and a drive to the front for three vehicles. The property already boasts a strong floor space but there is potential to convert the garage and/or loft space if required as many have done in the local area STPP. Spur Road is well located for local schools including Newstead Wood and the renowned St Olaves, shops, bus routes, Orpington High Street and Orpington mainline station. Internal viewing is recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the quality of location and accommodation on offer.



FRONT
Driveway, mature flower bed.

ENTRANCE PORCH
Double glazed opaque door to front, carpet.

ENTRANCE HALL
Door to front, carpet, radiator.

LOUNGE
14' 1" x 12' 11" (4.29m x 3.94m) Gas fire, double glazed bay window to front, carpet, two radiators.

DINING ROOM
13' 11" x 11' 2" (4.24m x 3.4m) Open plan to kitchen/family room, carpet, radiator.

KITCHEN/FAMILY ROOM
26' 6" x 10' 6" (8.08m x 3.2m) Range of matching wall and base units with Silestone worktops over, breakfast bar, one and a half bowl sink and waste disposal, integrated John Lewis oven with extractor hood, integrated John Lewis induction hob, integrated dishwasher, double glazed bi-fold doors to rear, double glazed window to rear, two Velux windows, Amtico flooring, underfloor heating.

UTILITY ROOM
Space for washing machine and tumble dryer, tiled flooring, underfloor heating.

STUDY AREA
10' 6" x 7' 10" (3.2m x 2.39m) Amtico flooring, underfloor heating.

SHOWER ROOM
Low level WC, wash hand basin, shower with attachment, Velux window, tiled flooring, heated towel rail, underfloor heating.

STAIRS TO FIRST FLOOR LANDING
Feature window to side, carpet.

BEDROOM 1
16' 4" x 10' 0" (4.98m x 3.05m) Sharps fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2
14' 4" x 10' 9" (4.37m x 3.28m) Fitted wardrobes, double glazed bay window to rear, carpet, radiator.

BEDROOM 3
7' 11" x 7' 4" (2.41m x 2.24m) Double glazed window to front, carpet, radiator.

BATHROOM
Wash hand basin, bath with attachment, shower cubicle with attachment, double glazed opaque window to rear, tiled flooring, underfloor heating, heated towel rail.

SEPARATE WC
Low level WC, double glazed opaque window to side, tiled flooring.

OTHER BENEFITS INCLUDE:

GARDEN
80' (24.38m) Laid to lawn with mature shrubs, patio area, pond, two sheds, side access.

GARAGE
17' 2" x 7' 9" (5.23m x 2.36m) Up and over door, power and light.

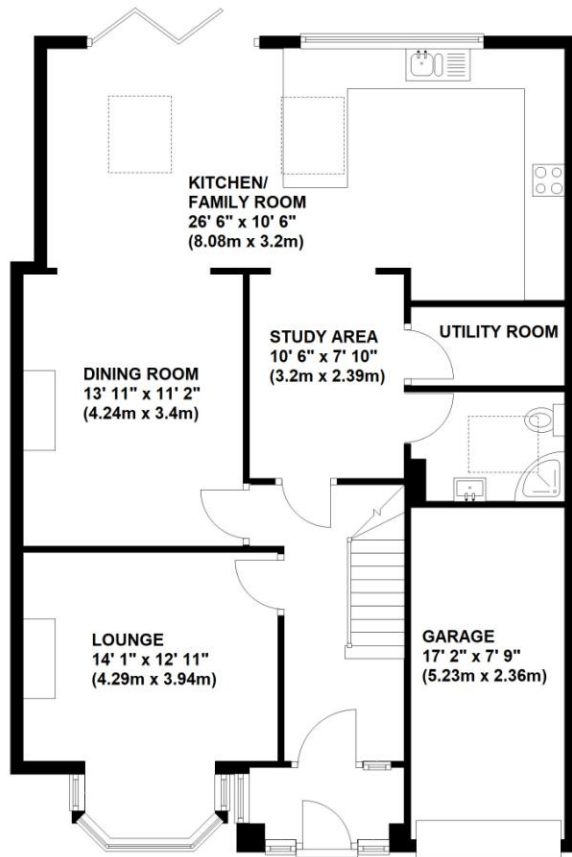
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



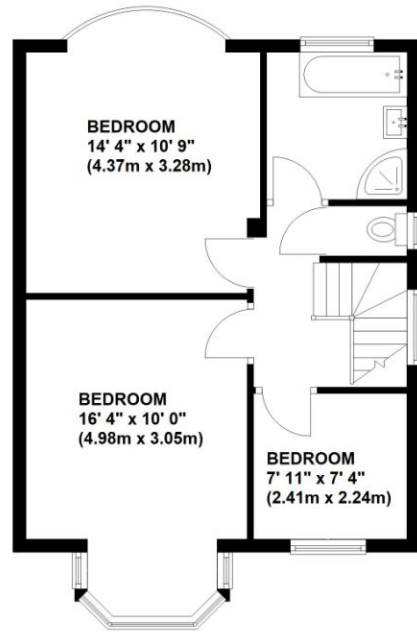
Ground Floor

Approx. 100.5 sq. metres (1082.2 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.0 sq. feet)



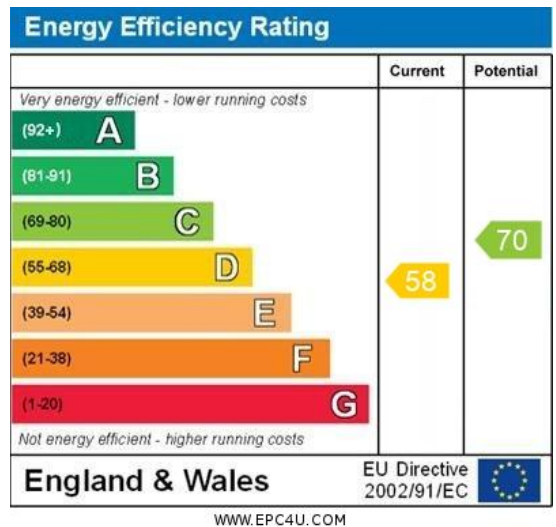
Total area: approx. 148.0 sq. metres (1593.2 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



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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