

# THOMAS BROWN

ESTATES



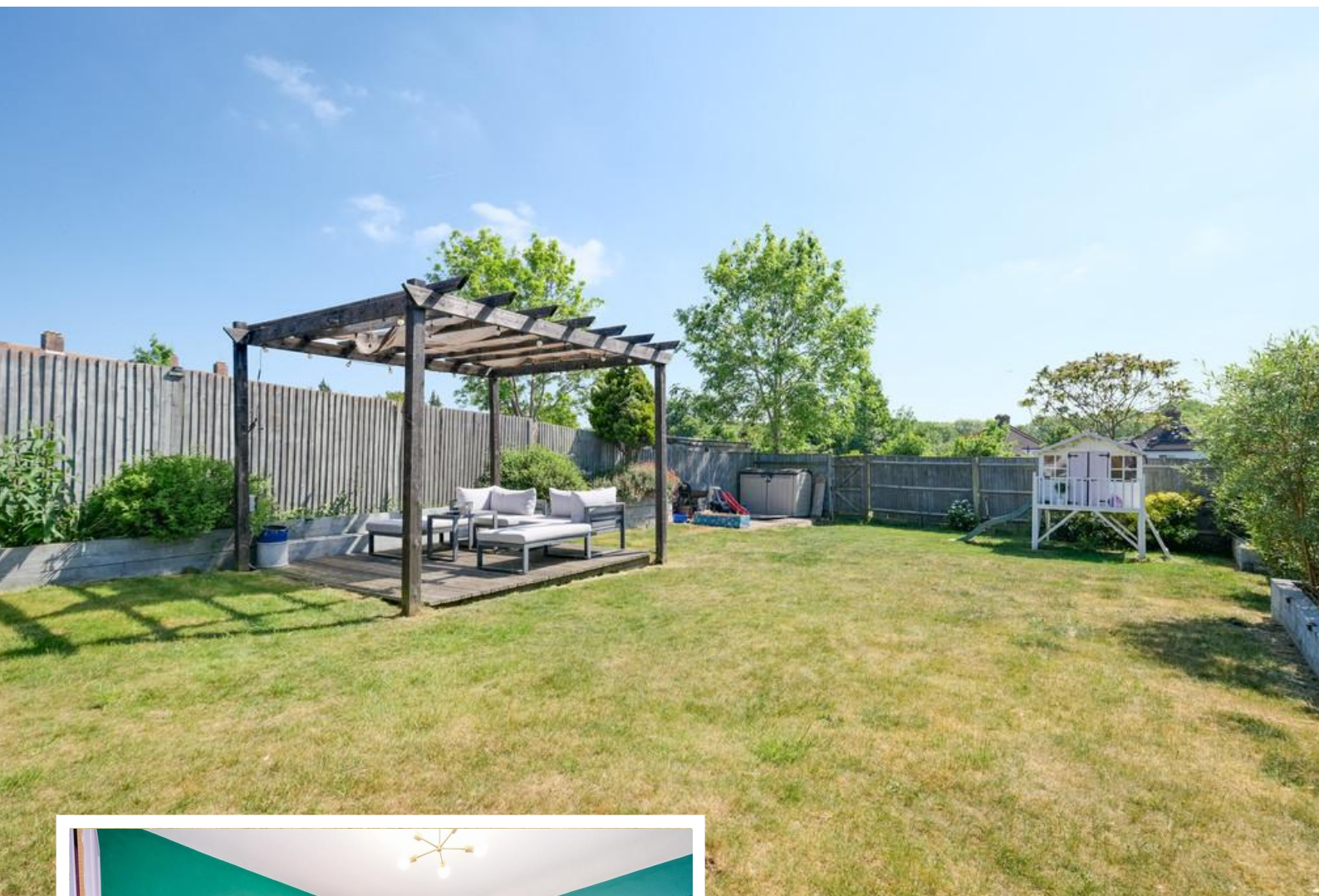
**246 Repton Road, Orpington, BR6 9JB**

**Asking Price: £570,000**

- 3 Bedroom Semi-Detached House
- Boasting a 19'10 Kitchen/Diner, 75' Rear Garden
- Fantastic Potential to Extend (STPP)
- Sought After Location







## Property Description

Thomas Brown Estates are delighted to offer this very well presented, three bedroom semi-detached property situated in the ever sought after South Orpington, boasting a 19'10 kitchen/diner, 75' rear garden and fantastic potential to extend (STPP). Conveniently located within walking distance of Orpington & Chelsfield Stations, as well as local schools such as The Highway and St Olaves Grammar School. The accommodation on offer comprises: entrance hallway, lounge and a kitchen/diner that spans the rear of the property with direct access to the garden. To the first floor are three bedrooms and the family bathroom. Externally there is a rear garden mainly laid to lawn, boasting numerous seating areas perfect for entertaining and alfresco dining and on road parking to the front. Although the property boasts a strong floor space already, STPP there is fantastic potential to extend across the rear and/or into the loft space if required, as well as creating a driveway to the front. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and property on offer.





#### ENTRANCE HALL

Composite door to front, understairs storage, tiled flooring, covered radiator.

#### LOUNGE

12' 11" x 12' 05" (3.94m x 3.78m) Feature fireplace, double glazed window with shutters to front, carpet, radiator.

#### KITCHEN/DINER

19' 10" x 9' 10" (6.05m x 3m) Range of matching wall and base units with solid wood worktops over, stainless steel sink, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed French door to rear, laminate flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

12' 06" x 11' 07" (3.81m x 3.53m) Fitted wardrobes, double glazed window to front with shutters, carpet, radiator.

#### BEDROOM 2

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



#### BEDROOM 3

7' 10" x 8' 08" (2.39m x 2.64m) Double glazed window to front with shutters, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower over, two double glazed opaque windows to rear, wood effect flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

75' 0" (22.86m) Patio and decked areas with rest laid to lawn, side entrance.

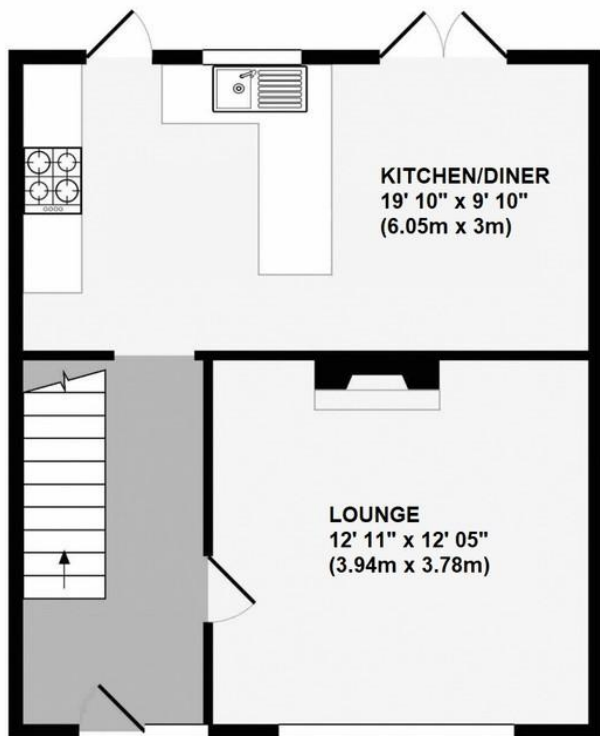
#### FRONT GARDEN

Laid to lawn.

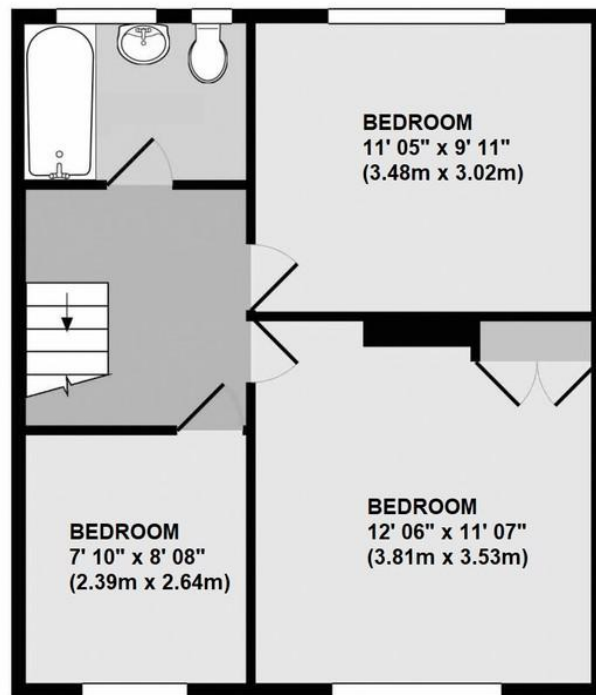
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



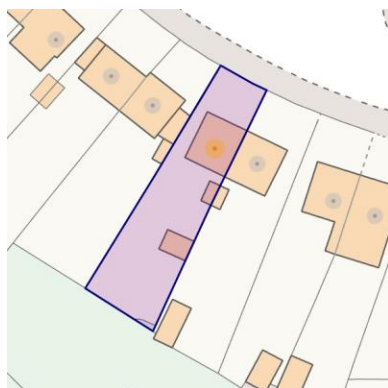


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any



**Council Tax Band: D**

**Tenure: Freehold**

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 86        |
| (69-80) <b>C</b>                            | 72                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (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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