

THOMAS BROWN

ESTATES



277 Court Road, Orpington, BR6 9BY

Asking Price: £600,000

- 3 Double Bedroom, 2 Bathroom Detached Bungalow
- Deceptively Spacious, Very Well Presented
- Fantastic Potential to Extend (STPP)
- Close to Orpington High Street & Station





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, very well presented three double bedroom, two bathroom, two reception room detached bungalow set back from the road boasting two garages to the rear, high ceilings for a property of its type, fantastic 95'x40' rear garden and great potential to extend (STPP). The accommodation on offer comprises; entrance porch and large hallway, lounge that is open plan to the dining room with direct access to the rear garden, modern fitted kitchen and utility room, three double bedrooms with one benefitting from an ensuite shower and a family bathroom with separate roll top bath and shower. Externally the rear garden is 95' with a large decked area perfect for alfresco dining and entertaining, and two garages and a drive (behind wooden gates) with vehicular access via a service road to the rear. Court Road is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to book your appointment to view to fully appreciate the floor space and quality of accommodation on offer.



FRONT

Low maintenance, paved front, flowerbeds.

ENTRANCE PORCH

Double glazed door to side, double glazed windows to three sides, tiled flooring.

ENTRANCE HALL

18' 01" x 8' 10" (5.51m x 2.69m) Opaque door to side, tiled flooring, radiator.

LOUNGE

14' 04" x 12' 07" (4.37m x 3.84m) Two opaque double glazed windows to side, laminate flooring, radiator, open plan to dining room:

DINING ROOM

11' 05" x 10' 11" (3.48m x 3.33m) Double glazed French doors to rear, double glazed window to rear, laminate flooring, radiator.

KITCHEN

11' 05" x 8' 10" (3.48m x 2.69m) (all appliances to remain) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated oven, integrated extractor hood, integrated microwave, Range cooker, double glazed window to rear, tile effect flooring, radiator.

UTILITY ROOM

12' 01" x 5' 02" (3.68m x 1.57m) (all appliances to remain) Range of matching wall and base units with worktops over, stainless steel sink and drainer, American fridge/freezer, washing machine, tumble dryer, slimline dishwasher, double glazed door to rear, opaque double glazed window to side, tile effect flooring, radiator.

BEDROOM 1

14' 0" x 13' 05" (4.27m x 4.09m) Double glazed bay window with shutters to front, wood effect flooring, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower, wood effect flooring, radiator.



BEDROOM 2

14' 06" x 11' 08" (4.42m x 3.56m) Fitted wardrobes, double glazed bay window with shutters to front, wood effect flooring, radiator.

BEDROOM 3

11' 03" x 9' 04" (3.43m x 2.84m) Double glazed window with shutters to side, wood effect flooring, radiator.

BATHROOM

Low level WC, wash hand basin, freestanding roll top bath, shower with Rainforest head and attachment, two opaque double glazed windows to side, laminate flooring, radiator.



OTHER BENEFITS INCLUDE:

GARDEN

95' 0" x 40' 0" (28.96m x 12.19m) Patio and decked area with rest laid to lawn, mature shrubs.

OFF STREET PARKING

Driveway to rear behind gates.

GARAGE 1

20' 01" x 9' 08" (6.12m x 2.95m) Electric up and over door, door to side, windows to side and rear, power and light.

GARAGE 2

19' 11" x 8' 0" (6.07m x 2.44m) Up and over door, door to side, windows to side and rear.

DOUBLE GLAZING

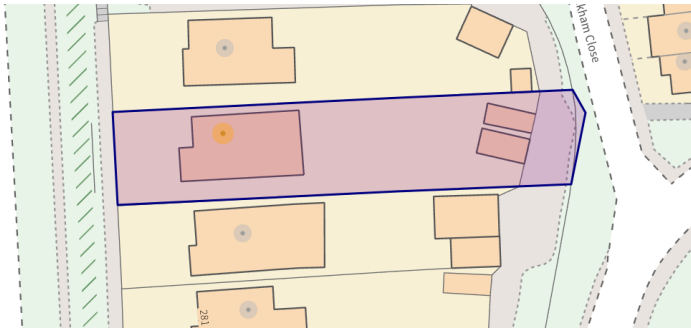
CENTRAL HEATING SYSTEM



GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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