

THOMAS BROWN

ESTATES

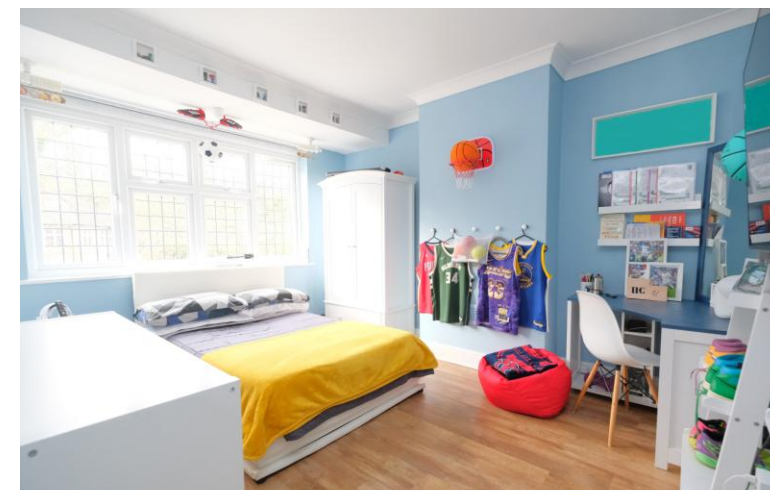


11 Repton Road, Orpington, BR6 9HR

Asking Price: £750,000

- Extended 3 Bedroom Semi-Detached Property
- Potential to Extend Further (STPP)
- Well Located for Orpington High Street & Station
- Sought After Road in South Orpington





Property Description

Thomas Brown Estates are delighted to offer this larger style, immaculately presented, side extended three bedroom semi-detached property situated on a sought after road in South Orpington, providing easy access to Orpington High Street and both Orpington and Chelsfield Stations. The property already boasts a strong floor space but there is potential to extend across the rear and into the loft space as many have done on the road (STPP) if required. The accommodation on offer comprises; entrance hall, lounge, dining room that is open plan to the extended kitchen, utility room and a gym/office to the ground floor (with alterations could be 4th bedroom). To the first floor, there is a landing giving access to three bedrooms (two being good size doubles), wet room style en-suite, and a family bathroom. Externally there is a good size rear garden, with numerous seating areas perfect for entertaining and alfresco dining, a large cabin ideal for a home office and a block paved drive to the front for numerous vehicles. Please call Thomas Brown Estates to organise an appointment to view to fully appreciate the specification and central location on offer.



ENTRANCE HALL

Door to front, understairs storage, solid wood flooring, covered radiator.

LOUNGE

12' 11" x 12' 10" (3.94m x 3.91m) Feature fireplace, double glazed window to front, solid wood flooring, covered radiator.

KITCHEN

15' 4" x 12' 5" (4.67m x 3.78m) (open plan to dining room) Range of matching wall and base units with worktops over, sink, space for cooker, extractor hood, space for American fridge/freezer, integrated slimline dishwasher, double glazed window to rear, double glazed door to rear, tiled flooring.

DINING ROOM

14' 5" x 12' 6" (4.39m x 3.81m) Feature fireplace, double glazed French doors to rear, solid wood flooring, covered radiator.



GYM/OFFICE

10' 4" x 7' 6" (3.15m x 2.29m) (potential 4th bedroom) Double glazed window to side, solid wood flooring, radiator.

UTILITY ROOM/WC

Low level WC, wash hand basin, space for washing machine, double glazed opaque window to side, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Painted wood stairs, laminate flooring to landing, double glazed window to side.

BEDROOM 1

13' 11" x 10' 3" (4.24m x 3.12m) (measure to front of wardrobes) Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.

BEDROOM 2

12' 11" x 10' 0" (3.94m x 3.05m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 3

12' 10" x 7' 10" (3.91m x 2.39m) (measured at maximum) Double glazed opaque window to rear, laminate flooring, radiator.

EN-SUITE WET ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed window to front, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

85' 0" (25.91m) Patio and decked areas, laid to lawn, mature flowerbeds.

CABIN

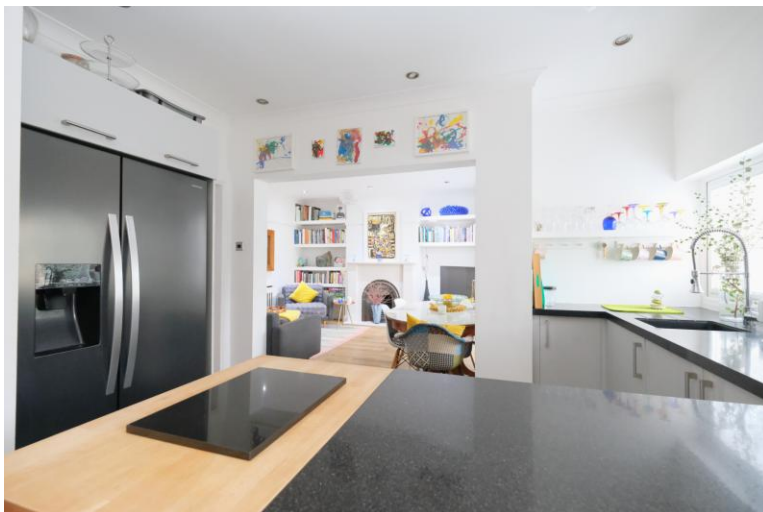
18' 0" x 10' 0" (5.49m x 3.05m) (measured at maximum) Windows to front, French doors to front, power and light, decked seating area.

OFF STREET PARKING

Block paved drive, mature flowerbeds.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



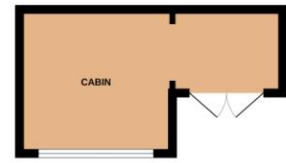
GROUND FLOOR
743 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.8 sq.m.) approx.



CABIN
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.9 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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Address: 11 Repton Road, ORPINGTON, BR6 9HR
RRN: 9234-6522-8300-0017-4202

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			
(69 - 80) C			78
(55 - 68) D		56	
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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