

THOMAS BROWN

ESTATES



43 Court Road, Orpington, BR6 0PW

Asking Price: £625,000

- 3 Bedroom, 2 Bathroom Semi-Detached Property
- Well Located for Orpington High Street
- Landscaped Rear Garden with Summerhouse
- Integral Garage & Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this very well presented, extended three bedroom, two bathroom semi-detached property located within a few minutes walking distance of local shops, Orpington High Street, Priory Gardens and plenty of bus routes. In addition, Court Road is well situated for the M25 Junction 4, Orpington mainline station and the Nugent shopping centre.

The accommodation, which is well set back from the road, comprises: entrance hall, lounge which is open plan to the dining room, modern fitted kitchen, utility room and downstairs WC. To the first floor there is a landing area giving access to a modern shower room, three bedrooms with the master benefitting from an en-suite shower room.

Externally the landscaped rear garden has two large patio areas ideal for alfresco dining and entertaining, and the summerhouse to the rear is perfect for use as a home office/study space, or for entertaining.

The property also benefits from an integral garage, and off street parking to the front of the property for several cars.

Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange your appointment to view.



ENTRANCE HALL

Front door, double glazed window to front, two understairs storage cupboards with light, one housing meters and one fitted out as a cloaks cupboard, fitted carpet.

LOUNGE

19' 0" x 10' 0" (5.79m x 3.05m) (open plan to dining room) Log burner, double glazed window to front, fitted carpet, radiator.

DINING ROOM

10' 05" x 9' 03" (3.18m x 2.82m) Two Velux windows to ceiling, double glazed windows either side of double glazed French doors to rear, fitted carpet, radiator.

KITCHEN

18' 01" x 9' 06" (5.51m x 2.9m) (measured at maximum) (L-shaped) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer with mixer tap, space for Rangemaster style cooker (90cm wide space), extractor hood over, integrated AEG dishwasher, space for fridge, space for freezer, breakfast bar, tiled splashback, double glazed window to rear, tiled flooring, radiator.



UTILITY ROOM

7' 0" x 5' 04" (2.13m x 1.63m) Wall and base units with worktops over, plumbing and space for washing machine, space for vented tumble dryer, double glazed door to rear, internal door to garage, tiled flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin in vanity unit, tiled flooring, radiator, gas boiler.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, fitted carpet, radiator.

BEDROOM 1

13' 02" x 9' 08" (4.01m x 2.95m) Full width modern fitted wardrobes with hanging space, drawers and shelving, double glazed window to rear, fitted carpet, radiator.

EN-SUITE

Wash hand basin in vanity unit, shower cubicle with powered shower, fully tiled walls and tiled flooring.

BEDROOM 2

14' 06" x 9' 0" (4.42m x 2.74m) (measured at maximum) Eaves storage cupboard, double glazed window to front, fitted carpet, radiator.

BEDROOM 3

10' 0" x 8' 09" (3.05m x 2.67m) Modern fitted wardrobes with hanging, shelving and drawers, double glazed window to rear, fitted carpet, radiator.

SHOWER ROOM

Low level WC, His and Hers wash hand basin in vanity unit, touch lighting mirrors above, quadrant shower cubicle with Aqualisa power shower with rainforest head, separate hand held shower attachment, double glazed opaque window to front, 3 fully tiled walls, tiled flooring, heated towel rail.

BENEFITS INCLUDE:

GARDEN

90' 0" (27.43m) Two good sized patio areas with rest laid to lawn, flower beds, garden shed, new fencing June 2022. Outside electric points and water supply.

SUMMERHOUSE

14' 8" x 11' 05" (4.47m x 3.48m) Power and light, stainless steel sink with tap, worktop over, cupboard under and space for fridge, double glazed French doors, double glazed window, downlights, laminate flooring, outside lighting.

OFF STREET PARKING

Drive for multiple vehicles, covered entrance to house.

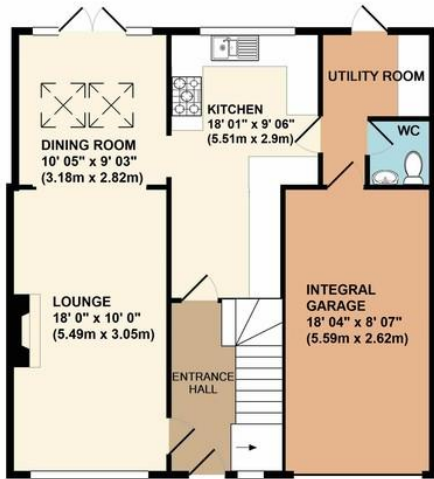
INTEGRAL GARAGE

18' 04" x 8' 07" (5.59m x 2.62m) Up and over door, power and light.

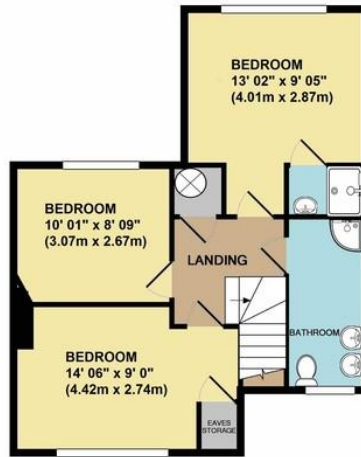
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR
APPROX. FLOOR
AREA 740 SQ.FT.
(68.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.4 SQ.M.)



OUTBUILDING
APPROX. FLOOR
AREA 170 SQ.FT.
(15.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1387 SQ.FT. (128.9 SQ.M.)

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 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		82
(69-80) C		
(55-68) D	63	
(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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