

THOMAS BROWN

ESTATES



8 Cudham Lane North, Orpington, BR6 6BZ

Asking Price: £600,000

- 4 Bedroom, 2 Reception Room Semi-Detached House
- Double Storey Rear Extended
- 26'6 Lounge/Dining Room, 19'7 Kitchen/Breakfast Room
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this double storey rear extended, four bedroom semi-detached property boasting a 26'6 lounge/dining room, 19'7 kitchen/breakfast room and is being offered to the market with no forward chain. The property boasts a semi-rural feel with views to the rear over High Elms Country Park but is situated within walking distance of Green St. Green and easy access to Chelsfield Station. The accommodation on offer comprises: entrance porch and hallway, lounge/dining room, family room, kitchen/breakfast room, shower room, study and a WC to the ground floor. To the first floor there is a landing giving access to four bedrooms and a modern family bathroom. Externally there is a 95' mature rear garden with two brick built sheds and a driveway to the front. The property boasts a strong floorspace already but there is potential to extend into the loft space and/or rework the ground floor internal layout to provide a more open plan floor space STPP. Cudham Lane North is well located for local schools, shops, bus routes and Chelsfield mainline station. Please call Thomas Brown Estates to view to fully appreciate the quality of location on offer.





ENTRANCE PORCH

Double glazed composite door to front, double glazed opaque panel, tiled flooring.

ENTRANCE HALL

Opaque door to front, carpet, radiator.

LOUNGE/DINER

26'06" x 11'01" (8.08m x 3.38m) Double glazed window to front, bi-folding doors to family room, carpet, two radiators.

FAMILY ROOM

9'06" x 9'04" (2.9m x 2.84m) Double glazed French doors to rear, laminate flooring.

KITCHEN/BREAKFAST ROOM

19'07" x 9'03" (5.97m x 2.82m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated electric hob with extractor over, space for fridge/freezer, space for dishwasher, space for table and chairs, double glazed window to rear and side, part tiled and part laminate flooring, radiator.

STUDY

7'05" x 6'10" (2.26m x 2.08m) Carpet, electric radiator.

SHOWER ROOM

(easily be converted into a utility room) Double glazed door to rear, tiled flooring.

CLOAKROOM

Low level WC, wash hand basin, wood effect flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM 1

12'10" x 10'03" (3.91m x 3.12m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 2

11'02" x 10'06" (3.4m x 3.2m) Fitted wardrobes, double glazed window to front, laminate flooring, radiator.

BEDROOM 3

9'09" x 9'07" (2.97m x 2.92m) Fitted wardrobes, double glazed window to side and rear, laminate flooring, radiator.

BEDROOM 4

8'06" x 6'10" (2.59m x 1.96m) Fitted wardrobes, double glazed window to front and side, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to front, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

95'0" (28.96m) Patio area with rest laid to lawn, mature shrubs, two brick built sheds.

OFF STREET PARKING

Block paved drive, mature flowerbeds and shrubs.

GARAGE - STORAGE ONLY

9'02" x 7'0" (2.79m x 2.13m) Door to front.

DOUBLE GLAZING

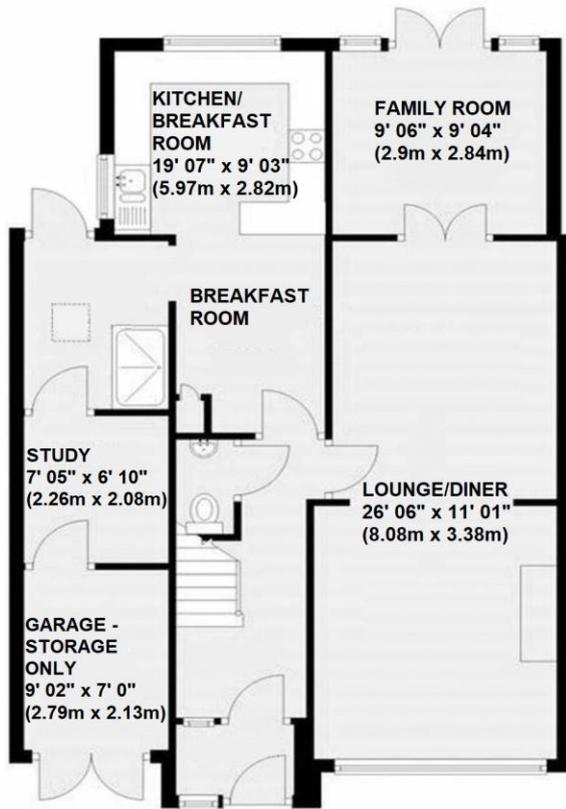
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



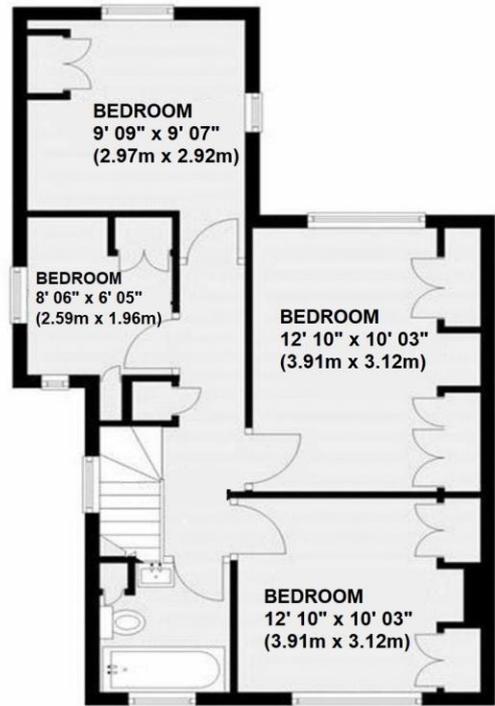
Ground Floor

Approx. 77.0 sq. metres (829.3 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.0 sq. feet)



Total area: approx. 126.7 sq. metres (1363.3 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.



Construction: Standard

Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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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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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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