

# THOMAS BROWN

ESTATES



**235 Court Road, Orpington, BR6 9BY**

**Asking Price: £650,000**

- 3/4 Bedroom Extended Detached House
- Well Located for Orpington High Street & Station
- 27'01 Dual Aspect Lounge/Dining Room
- Potential to Extend Further (STTP)







## Property Description

Thomas Brown Estates are delighted to offer this side extended, three/four bedroom detached property situated within walking distance to Orpington High Street and Station, boasting the potential to extend further into the loft space and/or across the rear (STPP) as many have done in the locality. The property comprises: entrance porch and hall, 27'01 dual aspect lounge/dining room, kitchen, bedroom four/reception room and a WC to the ground floor. To the first floor are three bedrooms and the family bathroom. Externally there is a rear garden mainly laid to lawn, drive behind electronic gates and double garage (accessed via a service road to the rear). Court Road is well located for local schools, Orpington High Street, Station and bus routes. Viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.





#### ENTRANCE PORCH

Double glazed French doors to front.

#### ENTRANCE HALL

Wood flooring, radiator.

#### LOUNGE/DINER

27' 01" x 14' 08" (8.25m x 4.47m) Double glazed window to front, double glazed French doors to rear, wood flooring, two radiators.

#### KITCHEN

15' 05" x 12' 07" (4.7m x 3.84m) Range of matching wall base and units with worktops over, one and half bowl sink and drainer, integrated double oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated microwave, space for washing machine, space for tumble dryer, space for dishwasher, two double glazed windows to rear, double glazed stable door to rear, tiled flooring, radiator.



#### CLOAKROOM

Low level WC, wash hand basin in vanity unit, tiled walls, tiled flooring.

#### RECEPTION ROOM/BEDROOM 4

11' 05" x 10' 04" (3.48m x 3.15m) Double glazed window to front, wood flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM

13' 09" x 10' 06" (4.19m x 3.2m) Double glazed window to rear, carpet, radiator, air conditioning unit.

#### BEDROOM

13' 04" x 10' 08" (4.06m x 3.25m) Double glazed bay window to front, carpet, radiator.



#### BEDROOM

8' 04" x 7' 05" (2.54m x 2.26m) Double glazed window to front, carpet, radiator.

#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### GARDEN

90' 0" (27.43m) Laid to lawn, block paved drive to rear, electric gate to rear.

#### HOME OFFICE (SUBJECT TO NEGOTIATION)

#### FRONT

Laid to lawn, path to front door.

#### DOUBLE GARAGE

20' 03" x 16' 01" (6.17m x 4.9m) (accessed from rear) Roller blind door to front, door to side, power and light.

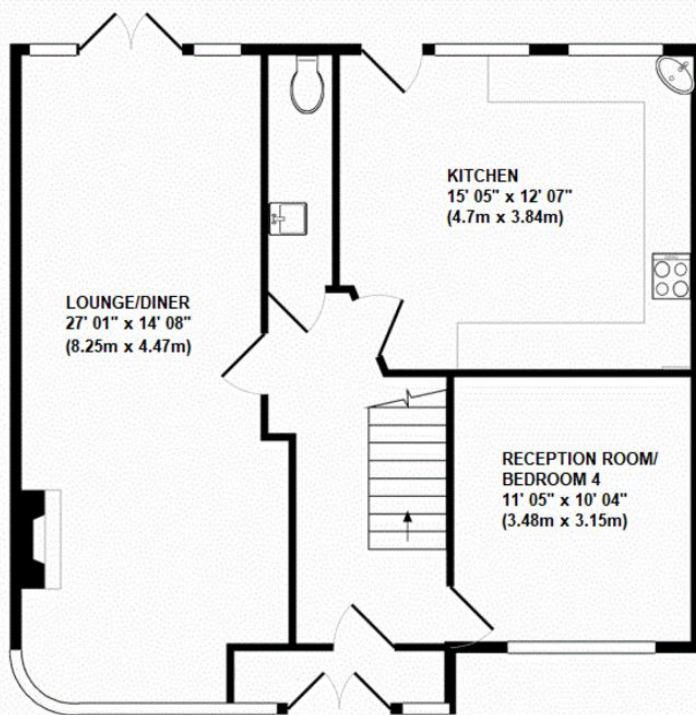
#### STORAGE (TO REAR OF GARAGE)

15' 09" x 6' 06" (4.8m x 1.98m) Door to side.

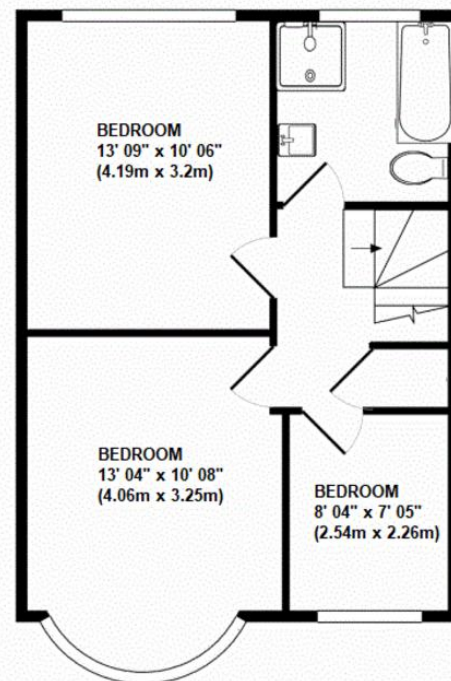
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



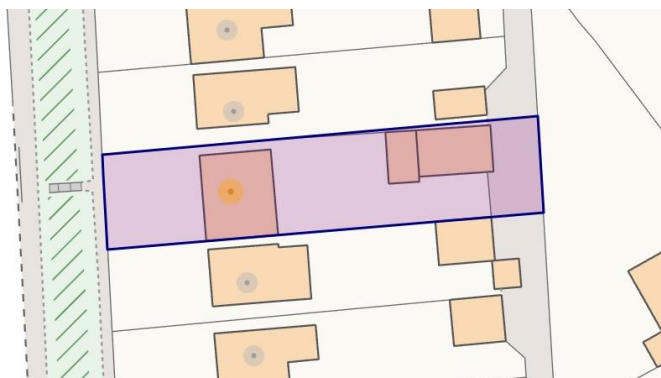


GROUND FLOOR



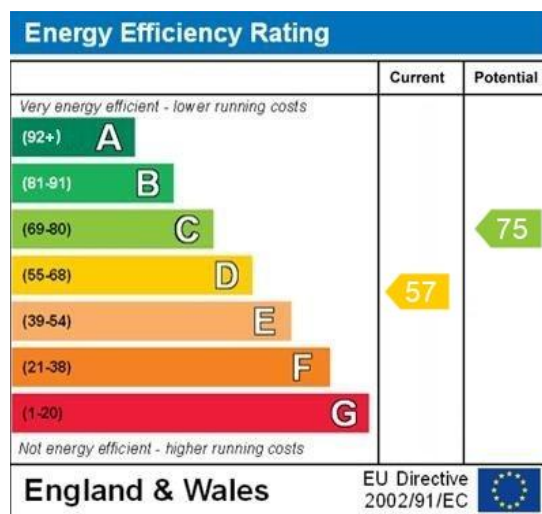
1ST FLOOR

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 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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**Council Tax Band: F**

**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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