

# THOMAS BROWN

ESTATES



**75 Court Road, Orpington, BR6 0PW**

**Fixed Price: £600,000**

- 4 Bedroom, 2 Bathroom Semi-Detached Chalet Property
- Off Street Parking for 3-4 Vehicles
- Deceptively Spacious, Extended
- Close to Orpington High Street







## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, four double bedroom two bathroom semi-detached chalet property that has been extended to suit the modern needs of a family with the added benefits of solar panels (13 panels) and electric car charger. The well presented accommodation on offer comprises: entrance hall, open plan kitchen/diner with bi-folding doors to the lounge, two double bedrooms and a shower room to the ground floor. To the first floor are two further double bedrooms (both with fitted wardrobes) with one benefitting from an en-suite with a Jacuzzi bath. Externally there is a garden to the rear aspect of the property mainly laid to lawn, including a patio area perfect for alfresco dining, and brick built garage to the side/rear. To the front is a block paved drive for 3-4 vehicles. Court Road is well located for local schools, Orpington High Street, Station and bus routes. Viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.





#### ENTRANCE HALL

Double glazed composite door to front, opaque panel to front, storage cupboard, laminate flooring, radiator.

#### LOUNGE

20' 06" x 6' 11" (6.25m x 2.11m) Double glazed windows to rear, double glazed patio doors to rear, wood effect flooring, air conditioning unit, radiator.

#### KITCHEN/DINER

23' 05" x 12' 05" (7.14m x 3.78m) (measured at maximum)  
Kitchen: Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for Rangemaster cooker with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, breakfast bar, tiled splashback, two double glazed windows to rear, tiled flooring.

Diner: Bi-folding doors to Lounge, laminate flooring, radiator.



#### BEDROOM

16' 09" x 9' 06" (5.11m x 2.9m) Double glazed window to front and side, laminate flooring, air conditioning unit, radiator.

#### BEDROOM

12' 09" x 10' 01" (3.89m x 3.07m) (measured at maximum)  
Double glazed window to front, laminate flooring, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle with Rainforest head and separate shower attachment, double glazed opaque window to side, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Wood flooring.



#### BEDROOM

14' 04" x 7' 11" (4.37m x 2.41m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.

#### EN-SUITE

Low level WC, wash hand basin, jacuzzi bath, fitted units, Velux window to side, tiled walls, tiled flooring, heated towel rail.

#### BEDROOM

20' 04" x 7' 03" (6.2m x 2.21m) (measured at maximum) Fitted wardrobes, fitted vanity desk, double glazed window to rear, Velux window, laminate flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

82' 0" x 75' 0" (24.99m x 22.86m) Patio area with restlaid to lawn, shed (with insulation, power and light, double glazed window and double glazed door to front).

#### GARAGE

23' 05" x 10' 05" (7.14m x 3.18m) Brick construction, up and over door, power and light, double glazed opaque window to side, door to side.

#### OFF STREET PARKING

Block paved driveway for 3-4 vehicles, access to Garage.

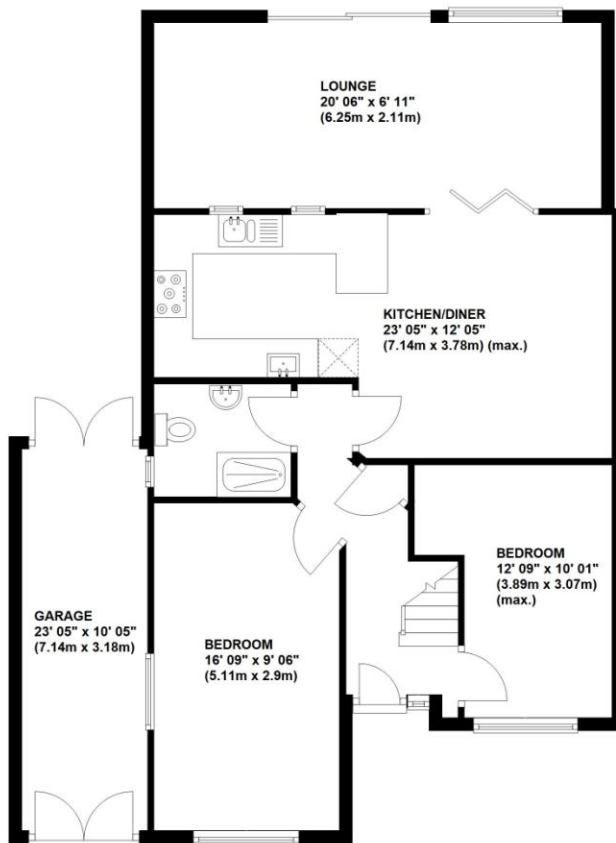
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



## Ground Floor

Approx. 94.0 sq. metres (1012.2 sq. feet)



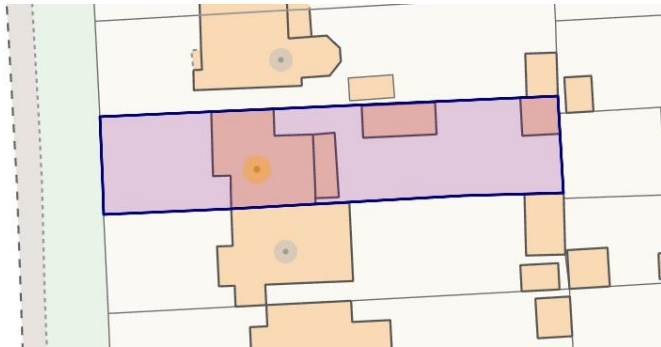
## First Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



Total area: approx. 127.6 sq. metres (1373.6 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	88	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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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