

THOMAS BROWN

ESTATES



230 Court Road, Orpington, BR6 9DF

Asking Price: £560,000

- 3 Bedroom Detached Bungalow
- No Forward Chain, Driveway & Double Garage
- Potential to Extend into Loft Space (STPP)
- Walking Distance to Orpington High Street & Station





Property Description

Thomas Brown Estates are delighted to offer this three bedroom detached bungalow, being offered to the market with no forward chain, situated within walking distance to Orpington High Street and Station and also boasting the potential to extend into the loft space if required (STPP) as many have done in the locality. The property comprises: entrance porch and hall, three bedrooms, wet room style shower room, WC, lounge, kitchen, utility area and a large conservatory that spans the rear of the property. Externally there is a rear garden mainly laid to lawn, drive 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 door to front, wood effect flooring.

ENTRANCE HALL

Opaque double glazed door to front, carpet, radiator.

LOUNGE

14' 01" x 13' 09" (4.29m x 4.19m) Opaque double glazed panels to side, carpet, two radiators.

KITCHEN

11' 02" x 9' 04" (3.4m x 2.84m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated gas hob with extractor over, integrated double oven, space for under counter fridge, space for table and chairs, opaque double glazed door to side, double glazed window to rear, tiled flooring, radiator.



CONSERVATORY

27' 11" x 9' 01" (8.51m x 2.77m) (measurement includes Utility Area) Double glazed door to rear, double glazed window's to side and rear, wood effect flooring.

UTILITY AREA

Open to Conservatory: Stainless steel sink and drainer, space for under counter fridge, space for washing machine, tiled flooring.

BEDROOM 1

15' 07" x 10' 11" (4.75m x 3.33m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

15' 06" x 10' 11" (4.72m x 3.33m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 3

10' 11" x 7' 11" (3.33m x 2.41m) Double glazed window to side, carpet, radiator.



SEPARATE WC

Low level WC, wash hand basin, double glazed window to side, wood effect flooring.

SHOWER/WET ROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

40' 0" x 32' 0" (12.19m x 9.75m) Patio area with restlaid to lawn, pond, mature flowerbeds.

FRONT

Mainly laid to lawn, mature trees.

OFF STREET PARKING

Driveway to rear, accessed via service road.

DOUBLE GARAGE

18' 11" x 17' 04" (5.77m x 5.28m) Up and over door to front, door to side, power and light.

DOUBLE GLAZING

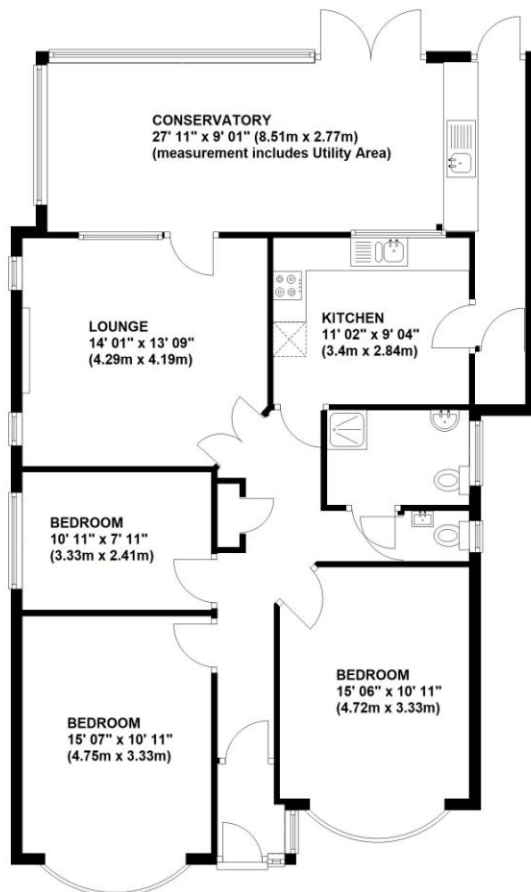
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



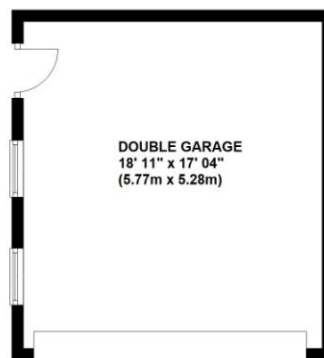
Ground Floor

Approx. 112.0 sq. metres (1205.2 sq. feet)



Outbuilding

Approx. 30.4 sq. metres (326.9 sq. feet)



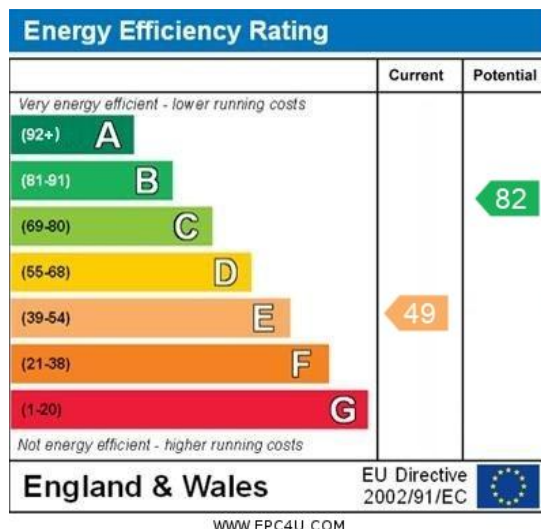
Total area: approx. 142.3 sq. metres (1532.1 sq. feet)

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



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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