

THOMAS BROWN

ESTATES



212 Court Road, Orpington, BR6 9DF

Asking Price: £625,000

- 3 Double Bedroom Semi-Detached Chalet Property
- 24'10 Lounge/Dining Room & 2 Bathrooms
- Well Located for Orpington High Street & Station
- No Forward Chain, Parking to Rear





Property Description

Thomas Brown Estates are delighted to present this exceptional extended three double bedroom (1750 sq. ft), two bathroom semi-detached chalet home, finished to an outstanding standard throughout. The quality of workmanship and attention to detail are rarely found in the local market.

Offered to the market with no forward chain, the property is set back from the road and benefits from parking to the rear. It is ideally located within walking distance of St. Olave's Grammar School, Orpington High Street and Orpington Station.

The accommodation comprises an entrance porch and welcoming hallway, leading to an impressive 24'10" lounge/dining room with a bespoke seating area, open plan to a contemporary fitted kitchen. The ground floor also offers two generous double bedrooms, study area, a stylish shower room and a practical utility area, all thoughtfully arranged to suit modern family living.

The first floor is dedicated to the principal suite, featuring a spacious double bedroom, walk-in wardrobe and a beautifully appointed bathroom with both a separate bath and walk-in shower.

Externally, the property enjoys a mature rear garden, ideal for entertaining, social gatherings and alfresco dining. To the rear there is also a garage and off street parking accessed via a rear service road.

Court Road is particularly well placed for highly regarded local schools, including St. Olave's Grammar School and Newstead Wood School, together with excellent transport connections via Orpington and Chelsfield mainline stations.

Early viewing is highly recommended to fully appreciate the exceptional specification, generous accommodation and highly sought-after location.



ENTRANCE PORCH

Double glazed door to front, tiled flooring, radiator.

ENTRANCE HALL

Double glazed opaque door to front, solid wood flooring, radiator.

LOUNGE/DINER

24' 10" x 15' 11" (7.57m x 4.85m) (measured at maximum) (open plan to kitchen) Bespoke seating area, solid wood flooring, two radiators.

KITCHEN

16' 10" x 9' 06" (5.13m x 2.9m) Range of matching wall and base units with quartz worktops over, sink, range style cooker, integrated oven with extractor over, space for American fridge/freezer, central island/breakfast bar, double glazed windows and double glazed French doors with shutters to rear, tiled flooring.

UTILITY AREA

8' 10" x 6' 07" (2.69m x 2.01m) Range of matching wall and base units with quartz worktops over, sink, integrated dishwasher, space for washing machine, space for tumble dryer, double glazed windows to side, double glazed window with shutters to rear, underfloor heating, tiled flooring.



BEDROOM 2

14' 08" x 9' 11" (4.47m x 3.02m) Double glazed window with shutters to front, carpet, radiator.

BEDROOM 3

14' 02" x 9' 11" (4.32m x 3.02m) (measured to back of wardrobes) Fitted wardrobes, double glazed bay window with shutters to front, carpet, two radiators.

STUDY

9' 09" x 8' 05" (2.97m x 2.57m) (measured at maximum) Double glazed opaque window to side, carpet, radiator.

SHOWER ROOM

WC, wash hand basin in vanity unit, walk-in shower with rainforest head and shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.



STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet.

BEDROOM 1

18' 11" x 10' 01" (5.77m x 3.07m) (measured at maximum) Two double glazed windows to rear, carpet, two radiators.

WALK-IN WARDROBE

17' 06" x 5' 01" (5.33m x 1.55m) Velux window, carpet.

BATHROOM

WC, wash hand basin, bath with shower attachment, walk-in shower with rainforest head and shower attachment, Velux window, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

60' 0" (18.29m) Laid to lawn, mature shrubs and flowerbeds, rear access.

GARAGE

15' 10" x 14' 11" (4.83m x 4.55m) Parking in front of garage, electric up and over door, power and light, vehicular access from rear.

FRONT

Laid to lawn, set back from road.

DOUBLE GLAZING

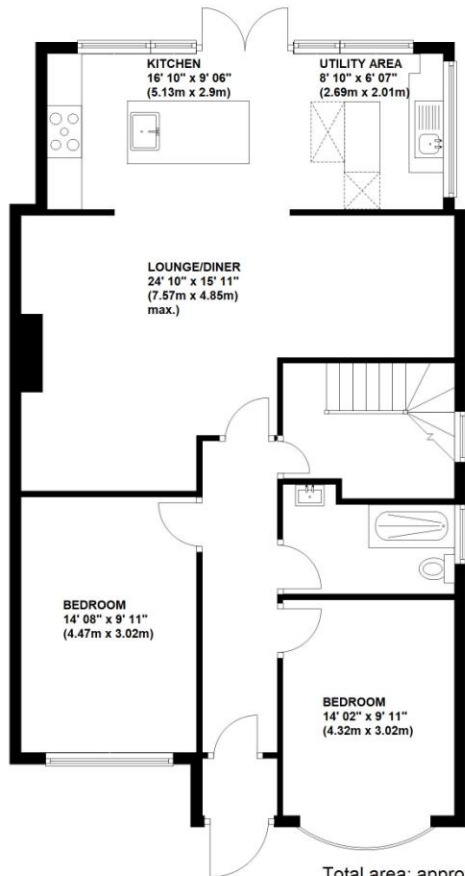
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

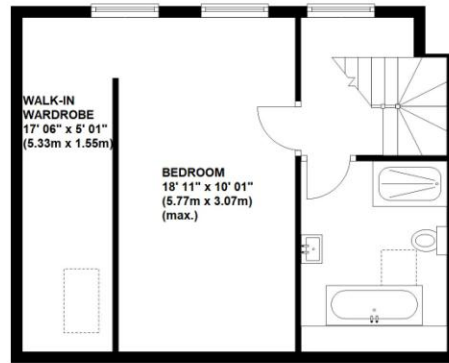
ALARMED



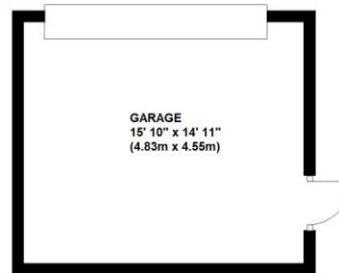
Ground Floor
Approx. 96.8 sq. metres (1042.4 sq. feet)



First Floor
Approx. 43.1 sq. metres (463.7 sq. feet)



Outbuilding
Approx. 22.7 sq. metres (244.7 sq. feet)



Total area: approx. 162.7 sq. metres (1750.8 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & 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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