

THOMAS BROWN

ESTATES



40 Blenheim Road, Orpington, BR6 9BG

Asking Price: £650,000

- 4/5 Bedroom Extended Semi-Detached House
- Well Located for Goddington Park & Local Amenities
- 21'6 x 20'4 Kitchen/Dining Room
- No Forward Chain, 3 Bathrooms





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, beautifully extended four/five bedroom, three bathroom semi-detached family home offered to the market with no onward chain.

Extending to approximately 1,540 sq. ft, this impressive property has been enhanced with a rear, single and double storey side extension, creating exceptional living space ideal for modern family life. At the heart of the home is a stunning 21'6" x 20'4" open-plan kitchen/dining room, providing the perfect setting for everyday living and entertaining.

The ground floor comprises a welcoming entrance hall, a spacious lounge, a versatile fifth bedroom or additional reception room, contemporary shower room, a separate utility room, and the impressive open plan kitchen/dining area with direct access to the garden.

Upstairs, the first floor offers four well-proportioned bedrooms, a modern family bathroom, and an additional shower room, providing excellent accommodation for growing families.

Outside, the generous rear garden is mainly laid to lawn and complemented by a large patio area, ideal for outdoor dining and entertaining. To the front, a private driveway provides off street parking for up to three vehicles.

The property also offers further potential to convert the loft space (subject to the necessary planning permissions and building regulations), allowing scope for additional accommodation if required.

Situated on a quiet residential road in the BR6 area, the home is within easy walking distance of Goddington Park, local shops, and other everyday amenities.

Early viewing is highly recommended to fully appreciate the generous accommodation, excellent condition, and superb location this outstanding family home has to offer.



ENTRANCE HALL

Composite door to front, wood effect flooring.

LOUNGE

13' 0" x 12' 03" (3.96m x 3.73m) Double glazed bay window to front, wood effect flooring, radiator.

KITCHEN/DINER

21' 06" x 20' 04" (6.55m x 6.2m) Range of matching wall and base units with worktops over, stainless steel sink, integrated double oven, integrated electric hob with extractor over, integrated fridge/freezer, integrated dishwasher, central island/breakfast bar, double glazed window and double glazed French doors to rear, sky lantern, wood effect flooring, radiator.

UTILITY ROOM

Fitted units, space for washing machine.



BEDROOM

16' 07" x 7' 09" (5.05m x 2.36m) Double glazed window to front, wood effect flooring, radiator.

SHOWER ROOM

WC, wash hand basin, shower cubicle, Jack and Jill door to bedroom and kitchen, part tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM

13' 0" x 10' 10" (3.96m x 3.3m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM

14' 09" x 7' 11" (4.5m x 2.41m) Double glazed window to front, wood effect flooring, radiator.



BEDROOM

10' 10" x 9' 11" (3.3m x 3.02m) Double glazed window to rear, wood effect flooring, radiator.

BEDROOM

9' 01" x 8' 05" (2.77m x 2.57m) Double glazed window to front, carpet, radiator.

BATHROOM

WC, wash hand basin, bath with shower over, double glazed opaque window to rear, tiled flooring, heated towel rail.

SHOWER ROOM

WC, wash hand basin, shower cubicle, double glazed opaque window to side, tiled flooring.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

80' 0" (24.38m) (approx.) Patio area with restlaid to lawn, shed.

OFF STREET PARKING

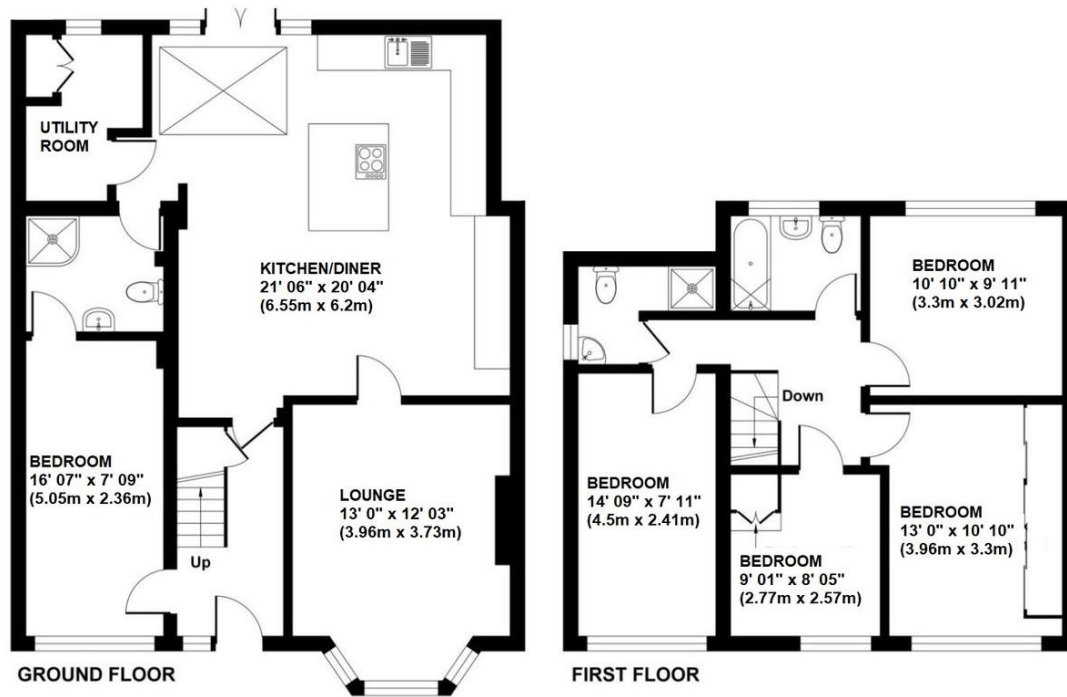
Blocked paved drive with space for three vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





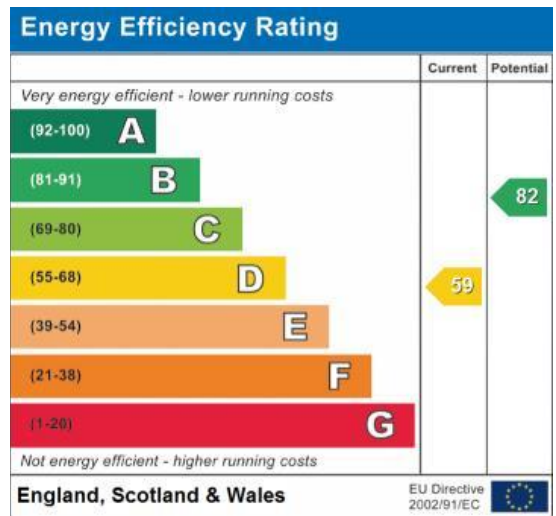
Approximate Area = 1540 sq ft / 143 sq m

For identification only - Not to scale



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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