

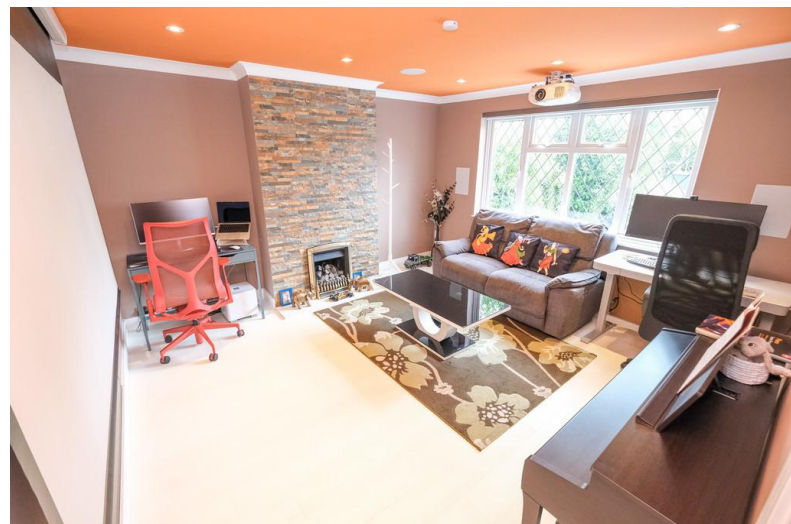
THOMAS BROWN

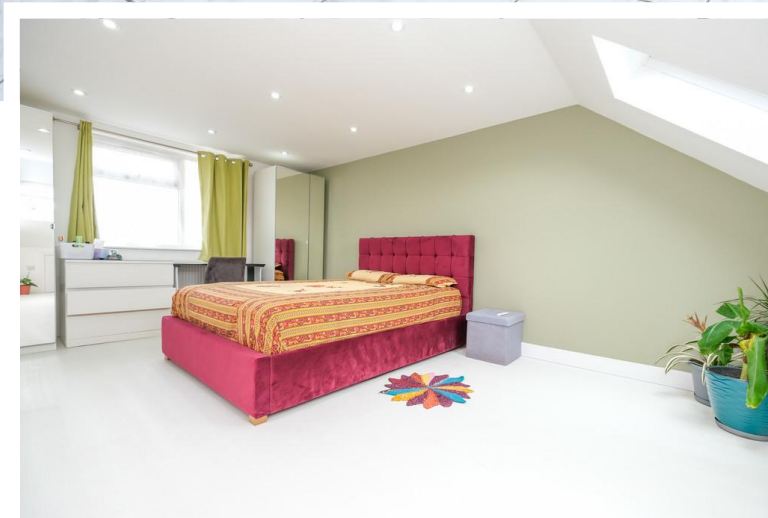
ESTATES



159 Charterhouse Road, Orpington, BR6 9EP **Asking Price: £830,000**

- 5 Bedroom, 3 Bathroom Semi-Detached House
- Well Located for Orpington & Chelsfield Stations
- Rear, Side & Loft Extended
- Refurbished to a High Specification





Property Description

Thomas Brown Estates are delighted to offer this must see, immaculately presented five bedroom three bathroom semi-detached property boasting a rear, side and loft extension, situated on the ever sought after Charterhouse Road in South Orpington that must be viewed to fully appreciate the floor space and quality of finish on offer. The current vendor has extended and refurbished the property throughout to a particularly high specification to suit the modern needs of a family with the added bonus of being within easy access to Orpington and Chelsfield Stations. The accommodation on offer comprises; entrance porch and hall, cinema room/lounge, wonderful open plan family room/kitchen with bi-fold doors to the rear garden, bedroom 5 with an en-suite shower room (this bedroom currently has a kitchenette area with separate entrance from the porch) to the ground floor (underfloor heating throughout the ground floor). To the first floor there is a landing giving access to three bedrooms and a shower room and to the second floor is the master bedroom with luxury en-suite with separate shower and freestanding bath. Externally there is a recently landscaped rear garden with a large patio area perfect for alfresco dining and entertaining and a driveway to the front for numerous vehicles. Charterhouse Road is very well located for local schools including St. Olaves and The Highway, shops, bus routes, parks and Orpington and Chelsfield mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the size, location and specification on offer.



ENTRANCE PORCH

Double glazed opaque door to front, tiled flooring.

ENTRANCE HALL

Door to front, understairs storage, tiled flooring.

CINEMA ROOM

13' 05" x 13' 02" (4.09m x 4.01m) Double glazed window to front, wood effect flooring.

KITCHEN/FAMILY ROOM

27' 01" x 22' 09" (8.25m x 6.93m) Range of matching wall and base units with quartz worktops over, stainless steel sink, integrated double oven, integrated 5 ring gas hob with extractor over, space for American fridge/freezer, space for washing machine, space for dishwasher, breakfast bar, bi-folding doors to rear, two sky lanterns, tiled flooring.

ANNEXE/BEDROOM 5

13' 06" x 7' 07" (4.11m x 2.31m) Living area: Double glazed window to front, laminate flooring.

Kitchenette area: Stainless steel sink, integrated microwave, space for undercounter fridge.

EN-SUITE

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

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, laminate flooring.

BEDROOM 2

13' 06" x 11' 07" (4.11m x 3.53m) Fitted wardrobe, double glazed window to front, laminate flooring, radiator.

BEDROOM 3

11' 04" x 10' 07" (3.45m x 3.23m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM 4

7' 11" x 7' 08" (2.41m x 2.34m) Double glazed window to front, laminate flooring, radiator.

SHOWER ROOM

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

STAIRS

Double glazed opaque window to side, carpet.

BEDROOM 1

18' 10" x 11' 01" (5.74m x 3.38m) Eaves storage, double glazed window to rear, two Velux windows, wood effect flooring, radiator.

EN-SUITE

Low level WC, wash hand basin, freestanding bath with shower attachment, shower cubicle, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

85' 0" (25.91m) Patio area with rest laid to lawn, mature flowerbeds, shed.

OFF STREET PARKING

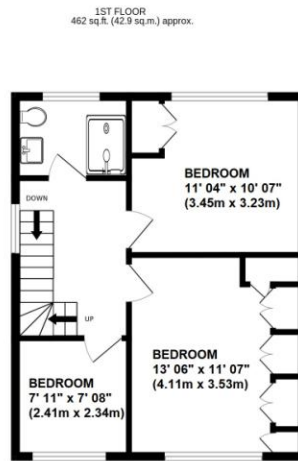
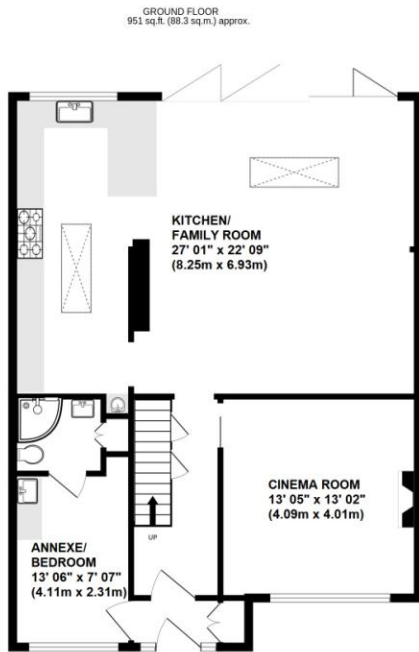
Block paved drive, mature flowerbeds.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

UNDERFLOOR HEATING TO GROUND FLOOR





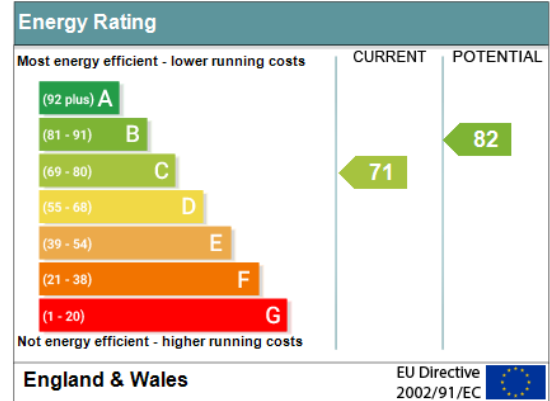
TOTAL FLOOR AREA: 1805 sq.ft. (167.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Construction: Standard
Council Tax Band: E
Tenure: Freehold

Address: 159 Charterhouse Road, ORPINGTON, BR6 9EP
RRN: 5734-8728-2400-0971-0206



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