

THOMAS BROWN

ESTATES

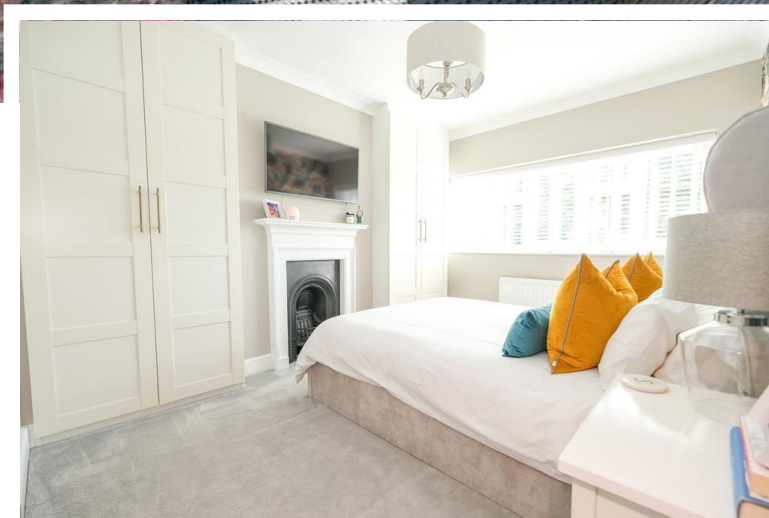
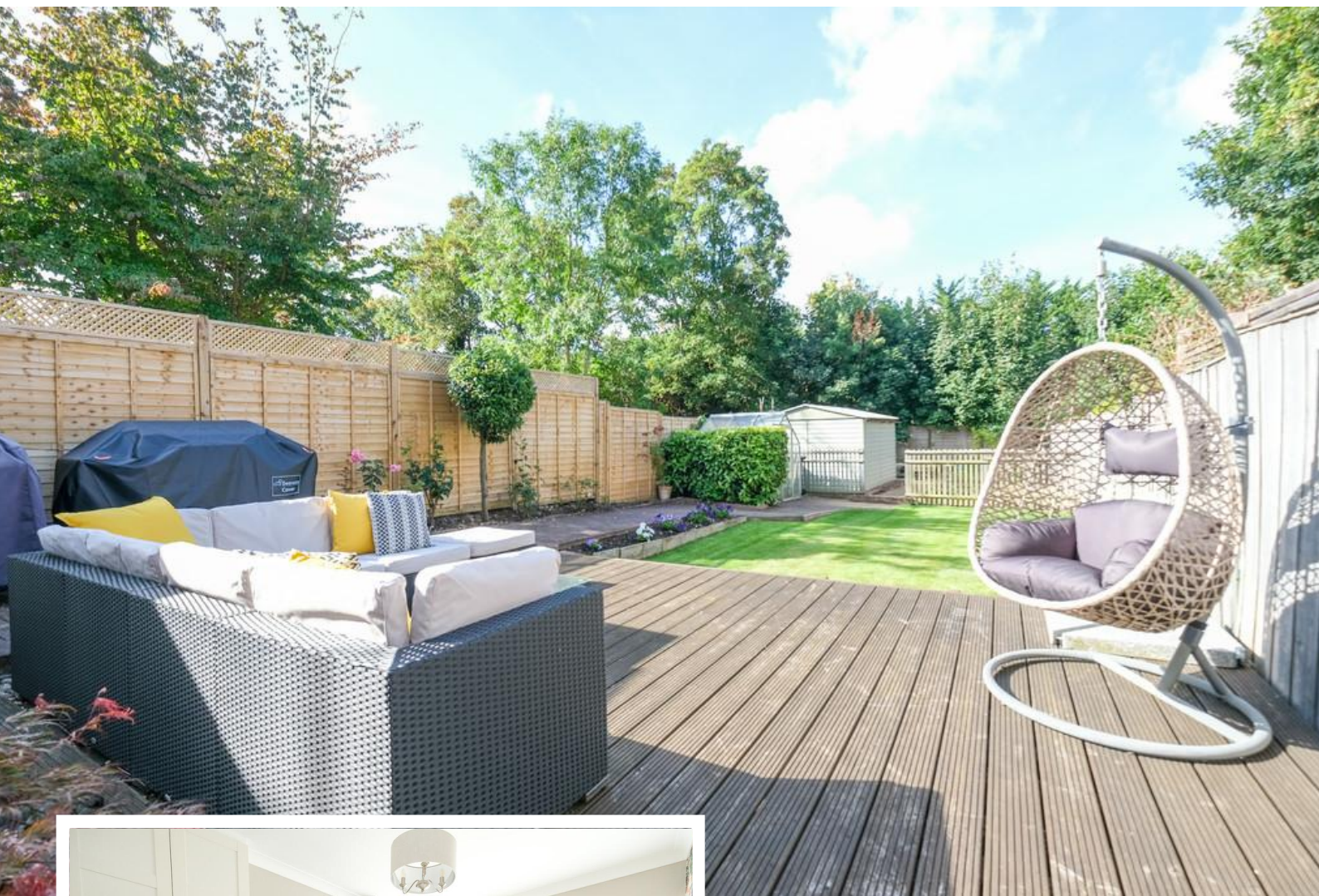


176 Repton Road, Orpington, BR6 9JA

Asking Price: £575,000

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Well Located for Orpington & Chelsfield Stations
- Fantastic Potential to Extend (STPP)
- Recently Modernised





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and recently modernised three bedroom semi-detached property situated in the ever sought after South Orpington, conveniently located within walking distance of Orpington & Chelsfield Stations, as well as local schools and the High Street in Orpington. The accommodation on offer comprises: entrance porch and hallway, lounge, dining room and modern fitted kitchen to the ground floor. To the first floor there is a landing giving access to three bedrooms and family bathroom. Externally there is a mature landscaped rear garden with an outside WC, patio and allotment area, and a new driveway to the front for two vehicles. Although the property boasts a strong floor space already, STPP there is fantastic potential to extend across the rear and/or into the loft space if required. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and property on offer.



ENTRANCE PORCH

Double glazed door to front.

ENTRANCE HALL

Door to front, double glazed opaque window to side, understairs storage cupboard, vinyl flooring, covered radiator.

LOUNGE

14' 10" x 12' 10" (4.52m x 3.91m) Wood burner, double glazed window to front, carpet, radiator.

DINING ROOM

11' 08" x 9' 05" (3.56m x 2.87m) Double glazed French doors to rear, vinyl flooring, radiator.



KITCHEN

10' 10" x 8' 11" (3.3m x 2.72m) Range of matching wall and base units with worktops over, butler sink, integrated double oven, integrated electric hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window to rear, stable door to side, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet, covered radiator.

BEDROOM

12' 08" x 10' 05" (3.86m x 3.18m) (measured to front of wardrobes) Fitted wardrobes, vanity desk area, double glazed window to front, carpet, radiator.



BEDROOM

12' 03" x 10' 11" (3.73m x 3.33m) Built in wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM

9' 05" x 8' 03" (2.87m x 2.51m) Built in storage, double glazed window to front, carpet, radiator.

BATHROOM

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

OTHER BENEFITS INCLUDE:

GARDEN

100' 0" (30.48m) Lawn area, decked area, mature flowerbeds, brick shed, WC.

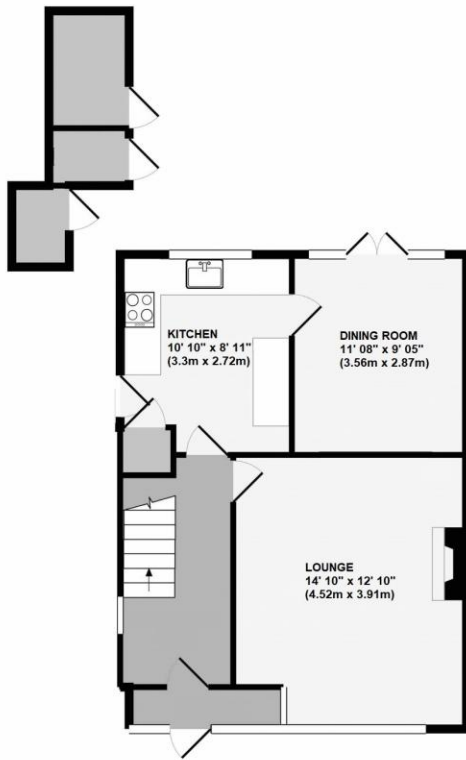
OFF STREET PARKING

Drive with space for two vehicles, mature hedge.

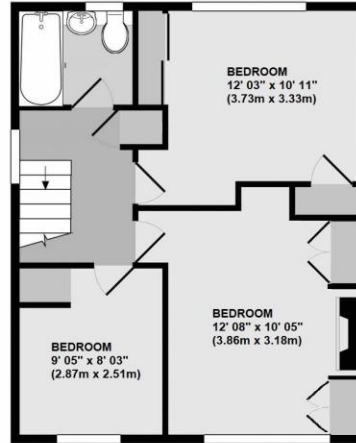
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR
APPROX. FLOOR
AREA 615 SQ.FT.
(57.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1066 SQ.FT. (99.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019



Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES