

THOMAS BROWN

ESTATES



106 Court Road, Orpington, BR6 0PZ

Asking Price: £575,000

- 3 Bedroom Extended Semi-Detached House
- Potential to Extend Further (STPP)
- Well Located for Local Schools & Stations
- Deceptively Spacious (1368sqft)





Property Description

Thomas Brown Estates are delighted to offer this rear extended, deceptively spacious (1368sqft) and very well presented three bedroom semi-detached property, boasting a fantastic rear garden and potential to extend further (STPP). The accommodation on offer comprises: entrance porch and hall, lounge and an open plan dining room/kitchen that spans the rear of the property to the ground floor. To the first floor there are three bedrooms (two being spacious doubles) and the family bathroom. Externally there is a good size rear garden mainly laid to lawn with a patio area perfect for alfresco dining and entertaining, garage to the side and parking for two vehicles to the front on the driveway. STPP there is great potential to extend further to the rear and/or convert the loft space. Court Road is well located for local schools, Orpington High Street, Station and bus routes. Please call Thomas Brown Estates to arrange your appointment to view to fully appreciate the size and central location on offer.



ENTRANCE PORCH

Double glazed French doors to front, double glazed window to side, tiled flooring.

ENTRANCE HALL

Door to front, understairs storage, vinyl flooring, radiator.

LOUNGE

15' 6" x 12' 10" (4.72m x 3.91m) Feature fireplace, double glazed bay window to front, carpet, radiator.

DINING ROOM

18' 10" x 12' 8" (5.74m x 3.86m) (open plan to kitchen) Double glazed window to side and rear, carpet, radiator.

KITCHEN

13' 1" x 12' 5" (3.99m x 3.78m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, tiled splashback, central island/breakfast bar, double glazed window to side and rear, double glazed door to rear, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

16' 1" x 10' 11" (4.9m x 3.33m) Double glazed bay window to front, carpet, radiator.

BEDROOM 2

12' 9" x 10' 10" (3.89m x 3.3m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 3" x 7' 7" (2.51m x 2.31m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with Aqualisa shower over, double glazed opaque window to side and rear, tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

OFF STREET PARKING

Drive, mature flowerbeds.

GARDEN

70' 0" (21.34m) Patio area with rest laid to lawn, mature flowerbeds, potting shed, side access.

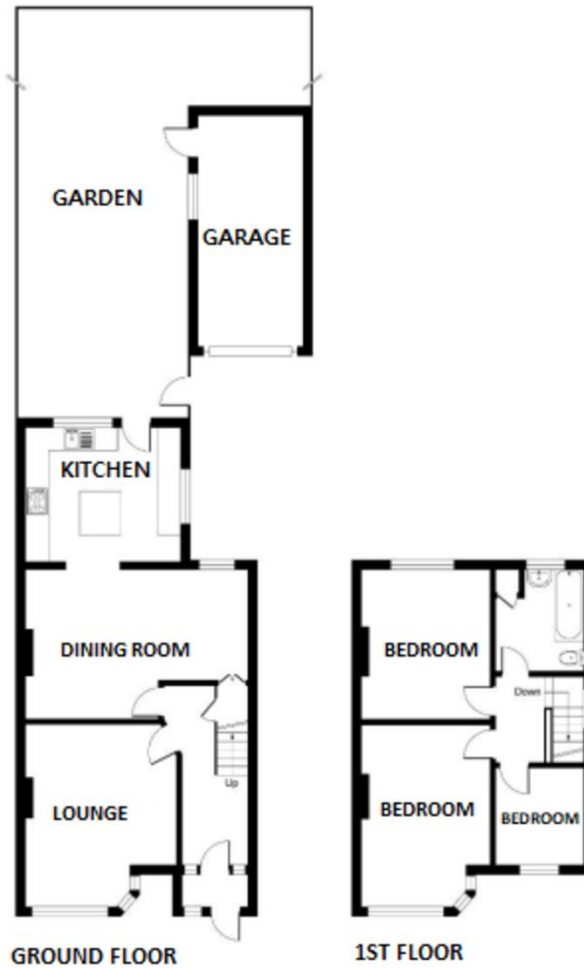
GARAGE

19' 5" x 9' 0" (5.92m x 2.74m) Up and over door, door and window to side, power and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



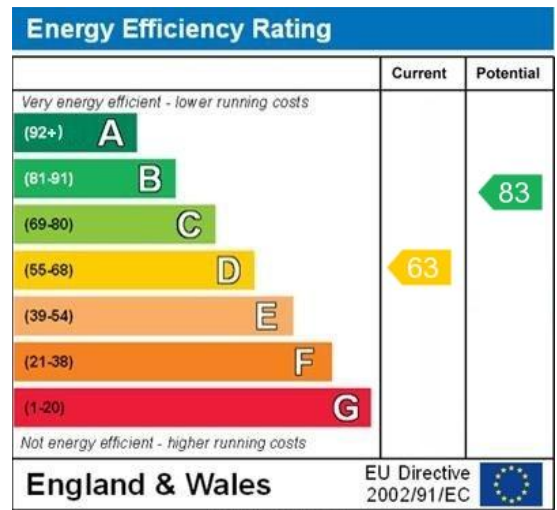


Other Information:

Council Tax Band: E

Construction: Standard

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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