

# THOMAS BROWN

ESTATES

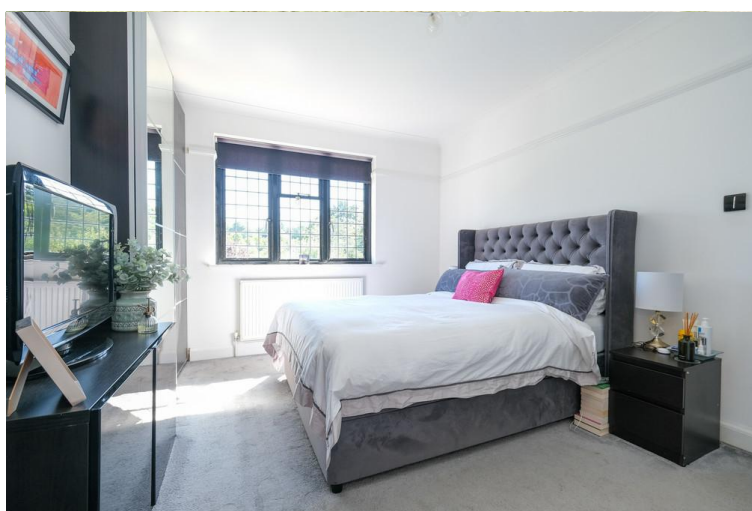


**6 Charterhouse Road, Orpington, BR6 9EL**

**Offers IEO: £800,000**

- 4 Double Bedroom Extended Semi-Detached House
- Well Located for Orpington & Chelsfield Stations
- 2 Reception Rooms, Sun Room
- Sought After South Orpington Location





## Property Description

Thomas Brown Estates are delighted to offer this rare to the market, very well presented and extended four double bedroom semi-detached property situated towards the bottom of the ever popular Charterhouse Road in South Orpington, conveniently located within walking distance of Orpington & Chelsfield Stations, as well as local schools and the High Street. The accommodation on offer comprises: entrance porch and hallway, lounge, dining room, sun room, kitchen/breakfast room and a WC to the ground floor. To the first floor there is a large landing giving access to four double bedrooms and an executive family bathroom with feature freestanding bath and walk in shower. Externally there is a mature rear garden mainly laid to lawn with a patio perfect for alfresco dining and entertaining. There is a driveway to the front for numerous vehicles and a tandem garage to the side. Although the property boasts a strong floor space already, STPP there is fantastic potential to extend further across the rear, convert the garage 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**

French doors and opaque window to front.

**ENTRANCE HALL**

Opaque door to front, understairs storage cupboard, exposed floorboards, radiator.

**LOUNGE**

14' 0" x 12' 02" (4.27m x 3.71m) French doors to rear, exposed floorboards, radiator.

**DINING ROOM**

13' 0" x 12' 11" (3.96m x 3.94m) Window to front, exposed floorboards, radiator.

**KITCHEN/BREAKFAST ROOM**

22' 02" x 7' 10" (6.76m x 2.39m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, space for tumble dryer, space for dishwasher, space for table and chairs, window to rear and side, opaque door to side, wood effect flooring, radiator.

**SUN ROOM**

10' 11" x 5' 01" (3.33m x 1.55m) Sliding doors to rear, wood effect flooring.

**CLOAKROOM**

Low level WC, wash hand basin, opaque window to side, tiled flooring.

**STAIRS TO FIRST FLOOR LANDING**

Carpet.

**BEDROOM**

13' 0" x 12' 11" (3.96m x 3.94m) Window to front, carpet, radiator.

**BEDROOM**

13' 11" x 11' 07" (4.24m x 3.53m) Window to rear, carpet, radiator.

**BEDROOM**

15' 01" x 7' 05" (4.6m x 2.26m) Built in wardrobe, two windows to front, carpet, radiator.

**BEDROOM**

10' 07" x 7' 11" (3.23m x 2.41m) Window to rear, carpet, radiator.

**BATHROOM**

Low level WC, wash hand basin in vanity unit, freestanding bath with shower attachment, walk-in shower with rainforest head and shower attachment, opaque window to rear, underfloor heating, radiator.

**OTHER BENEFITS INCLUDE:**

**GARDEN**

75' 0" x 30' 0" (22.86m x 9.14m) Patio area with restlaid to lawn, mature shrubs.

**FRONT GARDEN/ OFF STREET PARKING**

Drive, laid to lawn, mature shrubs.

**GARAGE**

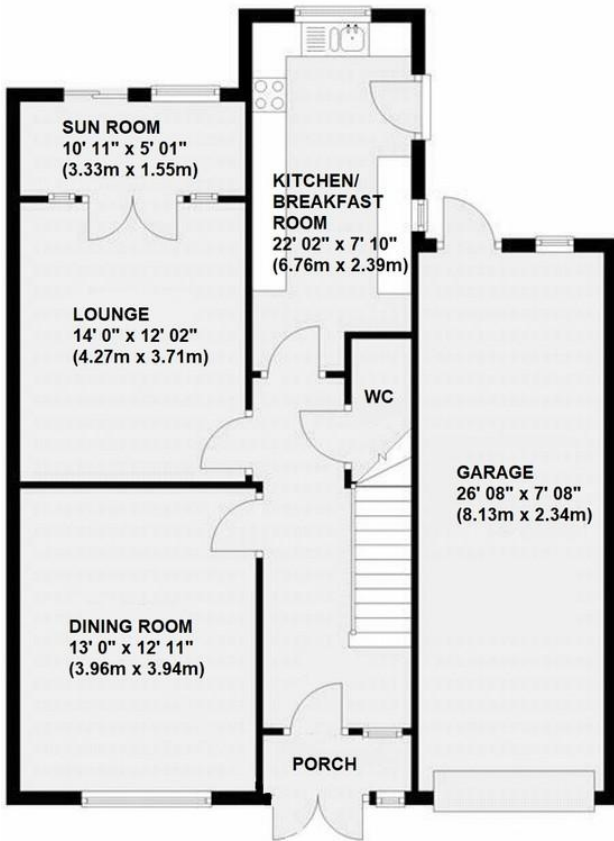
26' 08" x 7' 08" (8.13m x 2.34m) Up and over door to front, window and door to rear.

**CENTRAL HEATING SYSTEM**



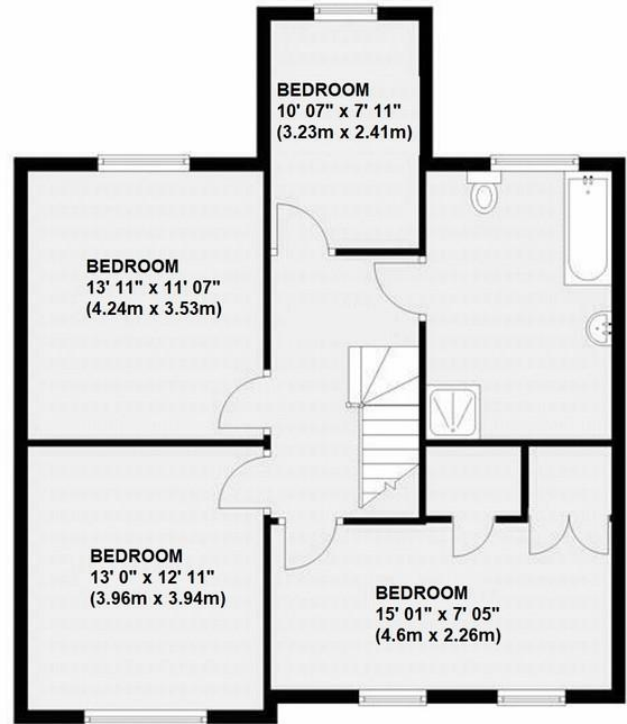
## Ground Floor

Approx. 84.3 sq. metres (907.0 sq. feet)



## First Floor

Approx. 72.0 sq. metres (775.0 sq. feet)



Total area: approx. 156.3 sq. metres (1681.9 sq. feet)

This plan is for general layout guidance and may not be to scale.



**Construction: Standard**

**Council Tax Band: F**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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