

THOMAS BROWN

ESTATES

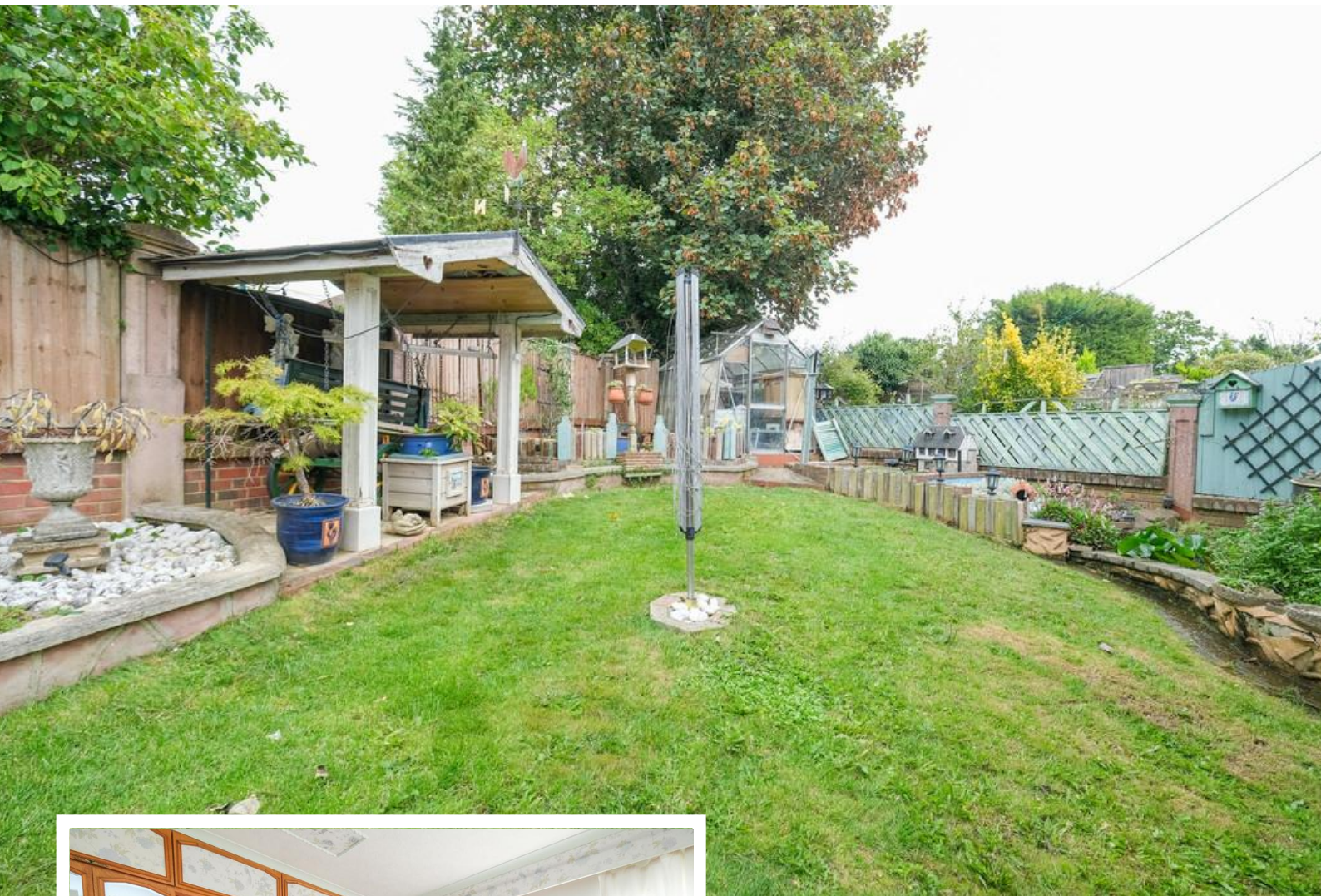


173 Repton Road, Orpington, BR6 9HZ

Asking Price: £499,950

- 2 Double Bedroom Semi-Detached House
- Potential to Extend (STPP)
- Boasting a Fantastic Side Plot, Conservatory
- Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom semi-detached property boasting a fantastic 'side plot', 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, dual aspect lounge/dining room, kitchen and a conservatory to the ground floor. To the first floor are two double bedrooms, shower room and a WC. Externally there is a rear garden perfect for entertaining and alfresco dining, utility room and a driveway to the front. Although the property boasts a strong floor space already, STPP there is great potential to extend to the side, single or double storey 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 potential on offer.



ENTRANCE PORCH

Double glazed French door to front, wood flooring.

LOUNGE/DINER

20' 06" x 15' 06" (6.25m x 4.72m) Double glazed window to front, double glazed window to rear, carpet and wood flooring, three covered radiators.

KITCHEN

9' 10" x 8' 10" (3m x 2.69m) Range of matching wall and base units with granite worktops over, one and a half bowl stainless steel sink, integrated oven, integrated 5 ring gas hob with extractor over, larder style cupboard, double glazed window to rear, tiled flooring.

CONSERVATORY

12' 08" x 8' 05" (3.86m x 2.57m) Built in seating, space for fridge/freezer, double glazed opaque door to front, double glazed door to side, tiled flooring.

UTILITY ROOM

(accessed from garden) Stainless steel sink, space for fridge/freezer, space for washing machine, power and light.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet, covered radiator.

BEDROOM 1

11' 04" x 10' 06" (3.45m x 3.2m) (not including wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 11" x 9' 0" (3.63m x 2.74m) Double glazed window to rear carpet, radiator.

SHOWER ROOM

Wash hand basin in vanity unit, double walk-in shower, double glazed opaque window to rear, tiled flooring, heated towel rail.

SEPARATE WC

Low level WC, double glazed opaque window to front, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

38' 0" x 32' 0" (11.58m x 9.75m) Patio area with rest laid to lawn, mature flowerbeds, storage unit.

FRONT GARDEN/OFF STREET PARKING

Drive, landscaped, flowerbeds.

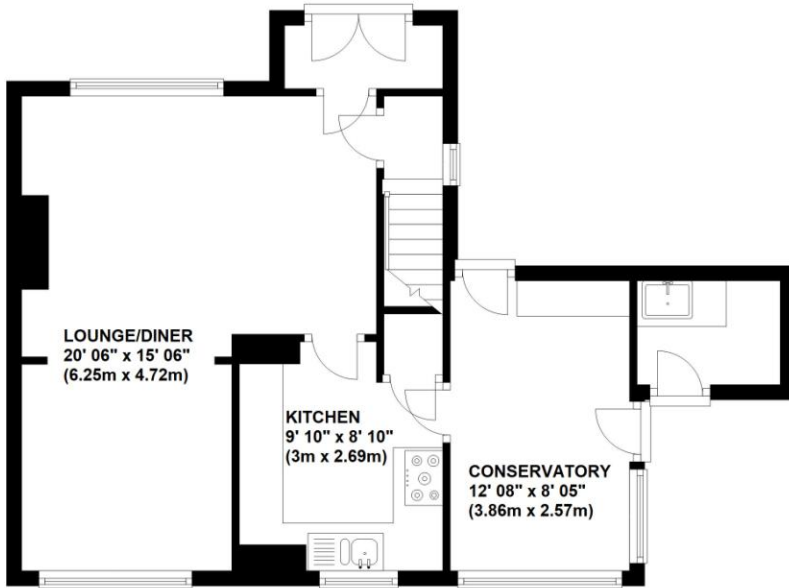
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



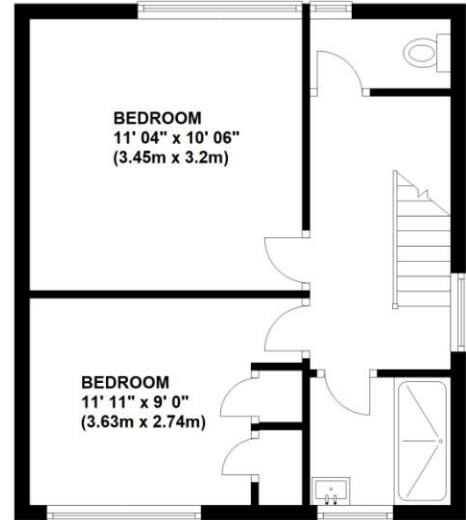
Ground Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 85.7 sq. metres (922.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Construction: Standard

Council Tax Band: D

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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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

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