

THOMAS BROWN

ESTATES



62 Felstead Road, Orpington, BR6 9AE

Asking Price: £600,000

- 3 Bedroom Semi-Detached Chalet Property
- Potential to Extend to the First Floor (STPP)
- Well Located for Orpington High Street & Station
- 2 Reception Rooms, 120' Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this rear extended three bedroom two reception room 1930's semi-detached chalet house, situated in the most convenient location for Orpington High Street and within walking distance of Orpington Station, yet boasting a quiet position on the very sought after Felstead Road in South Orpington. The accommodation on offer comprises: entrance hall, lounge, dining room, 19'1 kitchen/breakfast room, conservatory, bedroom 3 and a wet room style shower room to the ground floor. To the first floor is a landing providing access to two double bedrooms. Externally there is a well presented sizeable rear garden mainly laid to lawn (approx. 120'), garage/utility room (storage only) to the side and off street parking to the front. STPP there is fantastic potential to extend the first floor to create additional bedrooms and bathrooms as many chalet style properties have done locally. Felstead Road is well located for local schools, shops and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the potential and location that this property has to offer.



ENTRANCE HALL

Composite door to side, two double glazed opaque windows to side, solid wood flooring, radiator.

LOUNGE

14' 10" x 12' 0" (4.52m x 3.66m) Gas fireplace, double glazed bay window to front, carpet, radiator.

KITCHEN/BREAKFAST ROOM

19' 01" x 9' 05" (5.82m x 2.87m) Range of matching wall and base units with granite worktops over, stainless steel sink, integrated cooker with extractor hood, integrated fridge/freezer, integrated washing machine, integrated dishwasher, space for table and chairs, double glazed window to rear, opaque door to conservatory, tiled flooring, radiator.

DINING ROOM

14' 09" x 12' 0" (4.5m x 3.66m) Double glazed sliding door to conservatory, under stairs storage, solid wood flooring, radiator.



CONSERVATORY

12' 08" x 8' 02" (3.86m x 2.49m) Brick base, timber construction, double glazed windows to side and rear, French doors to rear, tiled flooring, radiator.

BEDROOM 3

9' 01" x 6' 11" (2.77m x 2.11m) Double glazed window to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, rainforest shower head and attachment (wet room style), double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.



STAIRS TO FIRST FLOOR LANDING

Loft hatch, carpet.

BEDROOM 1

15' 02" x 12' 01" (4.62m x 3.68m) (measured at maximum) Fitted wardrobes, double glazed bay window to front, exposed floorboards, radiator.

BEDROOM 2

12' 0" x 10' 09" (3.66m x 3.28m) Built in wardrobes, double glazed window to rear, exposed floorboards, radiators.

OTHER BENEFITS INCLUDE:

GARDEN

120' 0" (36.58m) Patio area with rest laid to lawn, mature flowerbeds, green house, shed.



OFF STREET PARKING

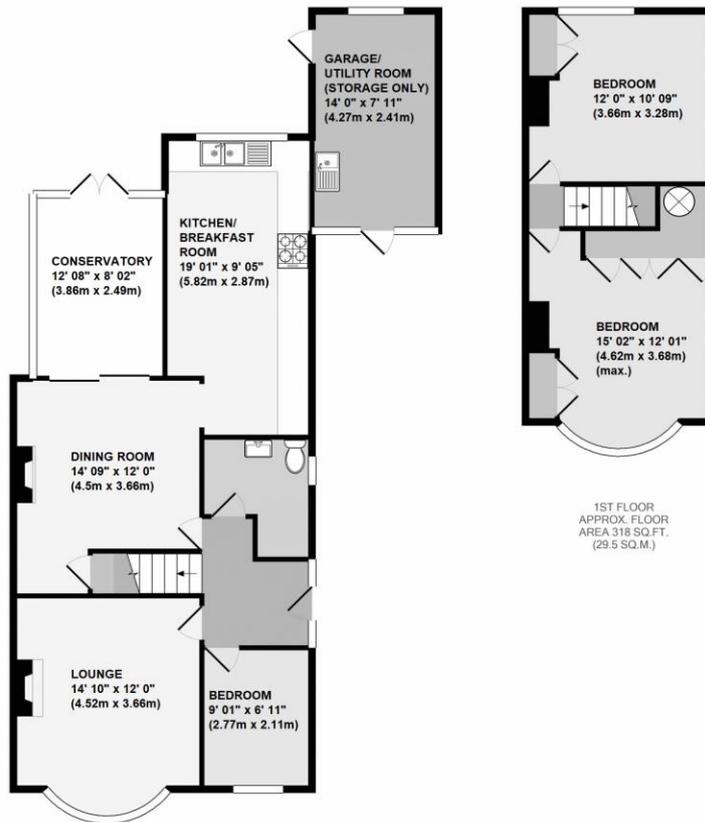
Block paved driveway with rest laid to lawn, mature flowerbeds.

GARAGE/UTILITY ROOM (STORAGE ONLY)

14' 0" x 7' 11" (4.27m x 2.41m) Fitted unit with one and a half sink and drainer, space for fridge/freezer, space for tumble dryer, power and light, opaque door to front, double glazed door to side, double glazed opaque window to front, double glazed window to rear.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

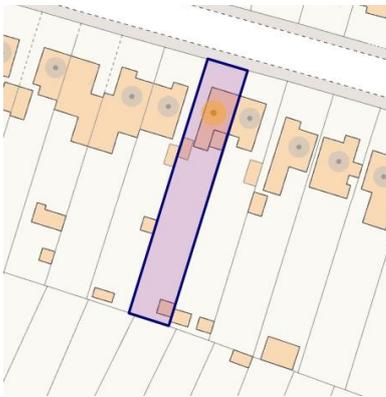


GROUND FLOOR
APPROX. FLOOR
AREA 880 SQ.FT.
(81.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 318 SQ.FT.
(29.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1197 SQ.FT. (111.2 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.
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Construction: Standard
Council Tax Band: E
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(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	

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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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