

THOMAS BROWN

ESTATES



287 Court Road, Orpington, BR6 9BY **Guide Price: £625,000-£650,000**

- 4 Bedroom, 2 Bathroom Detached Bungalow
- Potential to Extend into Loft Space (STPP)
- Well Located for Orpington High Street & Station
- Detached Double Garage to Rear





Property Description

Thomas Brown Estates are delighted to offer this very well presented, four bedroom two bathroom detached bungalow, modernised throughout to a high standard, situated within walking distance to Orpington High Street and Station and also boasting the potential to extend into the loft space if required (STPP) as many have done in the locality. The property comprises: entrance porch and hall, open plan lounge/kitchen diner with bi-folding doors to the rear garden, four bedrooms with the master having an en-suite shower room and family bathroom with separate bath and shower cubicle. Externally there is a landscaped rear garden with a large patio, parking to the rear (in front of the garage and additional could be created by converting the hard standing to the rear of garden) and a detached double garage. Court Road is well located for local schools, Orpington High Street, Station and bus routes. Viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE PORCH

Double glazed door to front, wood effect flooring.

ENTRANCE HALL

Wood effect flooring, radiator.

KITCHEN/LIVING AREA

22' 10" x 16' 07" (6.96m x 5.05m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated washing machine, integrated dishwasher, space for American fridge/freezer, double glazed window to rear, two double glazed windows to side, double glazed bi-folding doors to rear, wood effect flooring, radiator.



BEDROOM

15' 05" x 10' 11" (4.7m x 3.33m) Double glazed bay window to front, wood effect flooring, radiator.

BEDROOM

13' 02" x 10' 09" (4.01m x 3.28m) Double glazed bay window to front, wood effect flooring, radiator.

EN-SUITE

Low level WC, wash hand basin, double walk-in shower cubicle, double glazed opaque window to side, wood effect flooring, heated towel rail.

BEDROOM

11' 03" x 9' 07" (3.43m x 2.92m) Double glazed door to rear, wood effect flooring, radiator.



BEDROOM

10' 11" x 7' 10" (3.33m x 2.39m) Double glazed window to side, wood effect flooring, radiator.

BATHROOM

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

OTHER BENEFITS I INCLUDE:

REAR GARDEN

53' 0" x 34' 0" (16.15m x 10.36m) (measured at maximum) Patio area with rest artificial lawn, flowerbeds, hardstanding for potential additional parking.

FRONT GARDEN

Low maintenance, shrubs, set back from road.

DOUBLE GARAGE

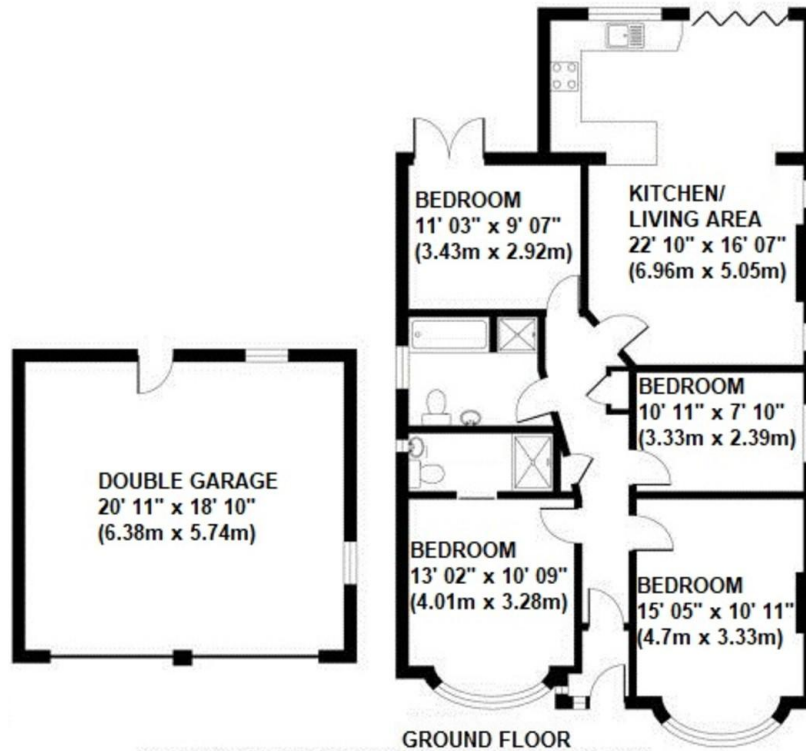
20' 11" x 18' 10" (6.38m x 5.74m) Two roller blind doors, double glazed door to rear, opaque window to rear, power and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



APPROX. GROSS INTERNAL FLOOR AREA 1470 SQ FT 136.5 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given of the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(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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Construction: Standard

Council Tax Band: E

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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