

# THOMAS BROWN

ESTATES



**91 Repton Road, Orpington, BR6 9HT**

**Offers IEO: £745,000**

- 3 Bedroom Semi-Detached House
- Well Located for Orpington & Chelsfield Stations
- 30'04 Open Plan Family Room/Kitchen
- 120' Rear Garden, Rear Extended





## Property Description

Thomas Brown Estates are delighted to offer this rear extended, larger style three bedroom semi-detached property 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: porch and spacious entrance hallway, lounge, WC, utility room and a fantastic 30'04 open plan family room/kitchen with bi-fold doors to the rear garden. To the first floor there is a landing giving access to three bedrooms (including two large double bedrooms with fitted wardrobes) and a modern family bathroom with separate bath and walk in shower. Externally there is a 120' rear garden mainly laid to lawn, garage to the side and a driveway to the front. Although the property boasts a strong floor space already, STPP there is fantastic potential to extend 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 to front, tiled flooring.

**ENTRANCE HALL**

Double glazed opaque door to front, understairs storage, laminate flooring, radiator.

**LOUNGE**

14' 10" x 13' 03" (4.52m x 4.04m) Feature fireplace, double glazed window to front, laminate flooring, radiator.

**FAMILY ROOM/KITCHEN**

30' 04" x 14' 11" (9.25m x 4.55m) Range of matching wall and base units with solid wood worktops over, sink and drainer, integrated double oven, integrated fridge/freezer, integrated dishwasher, integrated microwave, central island/breakfast bar, bespoke cabinets, double glazed bi-folding doors to rear, skylight, laminate flooring, two radiators.



**UTILITY ROOM**

7' 11" x 6' 01" (2.41m x 1.85m) Range of matching wall and base units with solid wood worktops over, space for washing machine, space for tumble dryer, double glazed opaque window to side, wood effect flooring, radiator.

**CLOAKROOM**

Low level WC, wash hand basin, double glazed opaque window to side, laminate flooring, radiator.

**STAIRS TO FIRST FLOOR LANDING**

Double glazed opaque window to side, carpet.

**BEDROOM 1**

15' 03" x 11' 06" (4.65m x 3.51m) Fitted wardrobes, double glazed window to front, carpet.

**BEDROOM 2**

13' 06" x 12' 0" (4.11m x 3.66m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

**BEDROOM 3**

8' 11" x 7' 10" (2.72m x 2.39m) Double glazed window to front, carpet, radiator.



**BATHROOM**

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double walk-in shower cubicle, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

**OTHER BENEFITS INCLUDE:**

**GARDEN**

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

**FRONT GARDEN/OFF STREET PARKING**

Drive, laid to lawn.

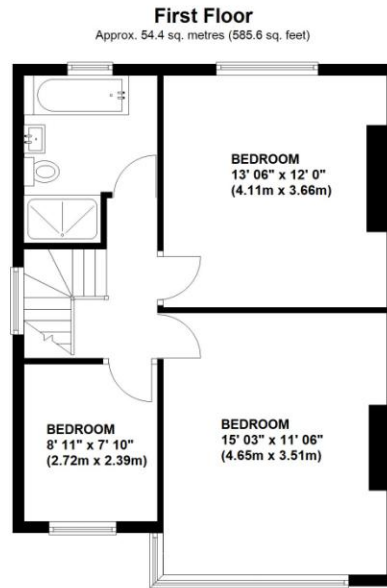
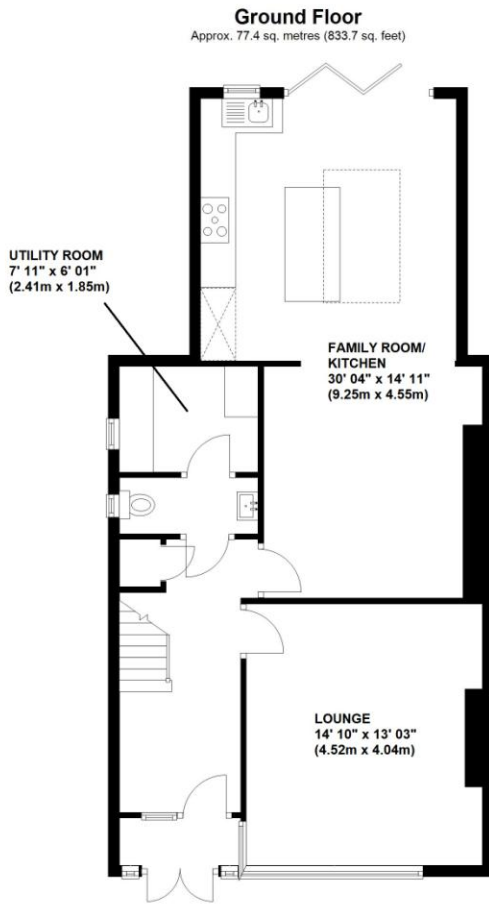
**GARAGE**

Up and over door to front, door to side.

**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**





Total area: approx. 131.9 sq. metres (1419.3 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



**Construction: Standard**

**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(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	
WWW.EPC4U.COM			

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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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