

THOMAS BROWN

ESTATES



33 Sandhurst Road, Orpington, BR6 9HN

Asking Price: £850,000

- 4 Bedroom, 2 Bathroom Semi-Detached Property
- Boasting a Fantastic 26'x22'5 Kitchen/Family Room
- Double Storey Rear Extended
- Highly Desirable Location





Property Description

Thomas Brown Estates are delighted to offer this very well presented, double storey rear extended four bedroom two bathroom semi-detached property, set on the highly desirable Sandhurst Road in South Orpington, boasting a fantastic 26'x22'5 kitchen/family room with bi-fold doors to the landscaped rear garden. The accommodation on offer comprises: entrance porch and hall, lounge, study, open plan kitchen/family room, utility room and a WC to the ground floor. To the first floor are four bedrooms (three being good size doubles) with the master benefitting from an en-suite, and a family bathroom. Externally there is a landscaped garden to the rear aspect of the property mainly laid to lawn with a patio perfect for entertaining and alfresco dining, and off street parking to the front via the driveway. Although the property already boasts a strong floor space, STPP there is potential to extend into the loft space if required. Sandhurst Road is well located for local schools, Orpington & Chelsfield Stations, shops and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location, floor space and specification on offer.



ENTRANCE PORCH

Double glazed leaded doors and leaded panels to front, tiled flooring.

ENTRANCE HALL

Double glazed leaded door and leaded panel to front, tiled flooring, underfloor electric heating, radiator.

LOUNGE

16'0" x 12'4" (4.88m x 3.76m) Feature fireplace, double glazed leaded bay window to front, carpet, radiator.

KITCHEN/FAMILY ROOM

26'0" x 22'5" (7.92m x 6.83m) Range of matching wall and base units with worktops over, one and a half bowl composite sink with Quooker tap, range style cooker, integrated fridge/freezer, integrated dishwasher, understairs storage, sky lantern, bi-folding doors to garden, tiled flooring, underfloor heating.

STUDY

10'0" x 8'5" (3.05m x 2.57m) Double glazed window to front, skylight, laminate flooring.

STORAGE ROOM

8'0" x 3'5" (2.44m x 1.04m) Laminate flooring.

UTILITY ROOM

7'8" x 5'3" (2.34m x 1.6m) Range of matching wall and base units with worktops over, sink with mixer tap, plumbing for washing machine, space for tumble dryer, central heating boiler, double glazed window to side, tiled flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed window to side, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, loft access, carpet.



BEDROOM 1

13'4" x 12'5" (4.06m x 3.78m) (plus recess 7'5 x 2'6) Built in wardrobe, double glazed window to rear, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed window to side, tiled walls, tiled flooring, heated towel rail.

BEDROOM 2

16'9" x 10'0" (5.11m x 3.05m) Double glazed leaded bay window to front, carpet, radiator.

BEDROOM 3

10'11" x 9'8" (3.33m x 2.95m) Double glazed window to rear, carpet, radiator.

BEDROOM 4

9'1" x 8'5" (2.77m x 2.57m) Built in storage, double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, shower cubicle, double glazed window to side, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

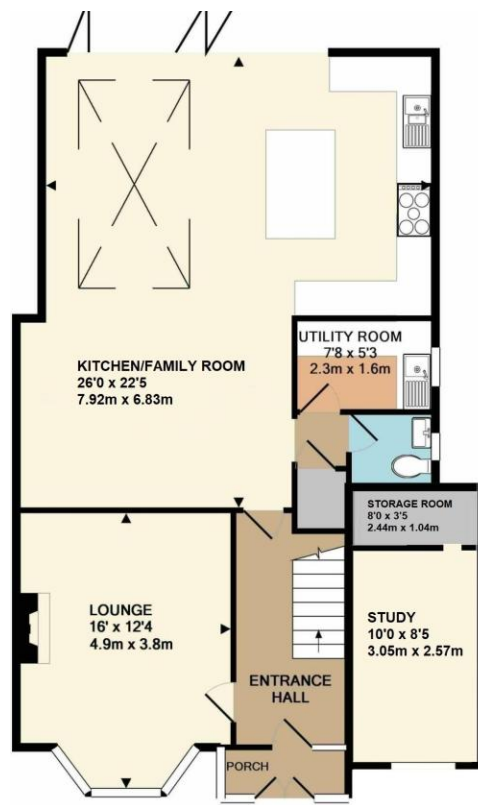
100' (30.48m) (approx.) Patio area with rest laid to lawn, mature shrubs/trees, shed, metal storage shed.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR



1ST FLOOR

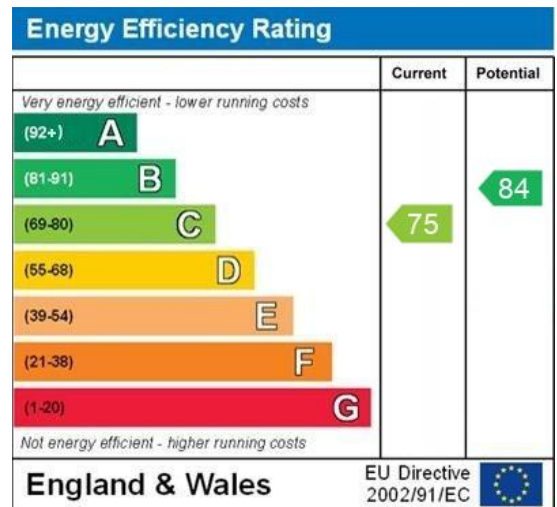
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



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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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