

# THOMAS BROWN

ESTATES



**29 Repton Road, Orpington, BR6 9HR**

**Offers IEO: £800,000**

- 4 Double Bedroom, 2 Reception Room Semi-Detached House
- Well Located for Orpington & Chelsfield Stations
- Sought After Location
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this rare to the market, 1920s purpose built four double 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: spacious entrance hallway, lounge, dining room, modern fitted kitchen and utility/cloakroom to the ground floor. To the first floor there is a large landing giving access to four bedrooms and a family shower-room. Externally there is a mature landscaped rear garden with large patio perfect for alfresco dining and entertaining, and a summerhouse with a covered seating area. Off street parking for three vehicles is provided to the front. Although the property boasts a strong floor space already, STPP there is fantastic potential to extend across the rear 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 property on offer.





**ENTRANCE HALL**

18' 2" x 8' 0" (5.54m x 2.44m) Double glazed door and side panel, understairs storage cupboard, carpet, radiator.

**RECEPTION ROOM 1**

12' 11" x 12' 11" (3.94m x 3.94m) Feature fireplace, double glazed window to front, carpet, radiator.

**RECEPTION ROOM 2**

12' 10" x 10' 10" (3.91m x 3.3m) Double glazed French doors to garden, carpet, radiator.

**KITCHEN**

11' 8" x 10' 10" (3.56m x 3.3m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated BOSCH double oven, integrated fridge, integrated dishwasher, space for table and chairs, double glazed window, double glazed door to garden, vinyl flooring.



**UTILITY/CLOAKROOM**

Low level WC, pedestal wash hand basin, range of units, space for washing machine, space for tumble dryer, space for freezer, double glazed window to side, carpet, radiator.

**STAIRS TO FIRST FLOOR LANDING**

Spacious landing with picture window overlooking garden, airing cupboard, loft access, carpet, radiator.

**BEDROOM 1**

13' 0" x 13' 0" (3.96m x 3.96m) Feature fireplace, large double glazed bay window to front, carpet, radiator.

**BEDROOM 2**

11' 11" x 11' 3" (3.63m x 3.43m) Large double glazed bay window to rear, carpet, radiator.



**BEDROOM 3**

11' 0" x 9' 8" (3.35m x 2.95m) (measured to front of wardrobes) Built in wardrobes, double glazed bay window to rear, carpet, radiator.

**BEDROOM 4**

12' 5" x 9' 0" (3.78m x 2.74m) (measured to front of wardrobes) Built in wardrobes, double glazed window to front, carpet, radiator.

**SHOWER ROOM**

Low level WC, wash hand basin in vanity unit, corner shower cubicle, double glazed opaque window to front, vinyl flooring, heated towel rail.

**OTHER BENEFITS INCLUDE**

**GARDEN**

100' (30.48m) Large patio area, large lawn, mature borders, raised beds.

**SUMMERHOUSE**

13' 4" x 9' 4" (4.06m x 2.84m) Power and light, two double glazed windows, laminate flooring, large covered seating area with feature lights.

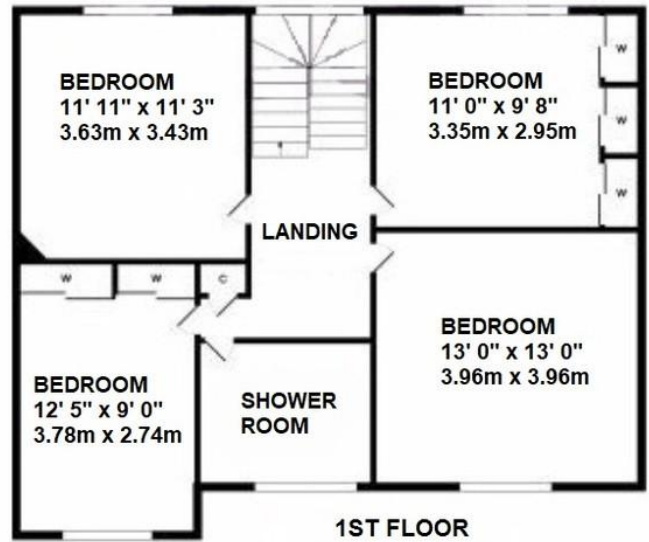
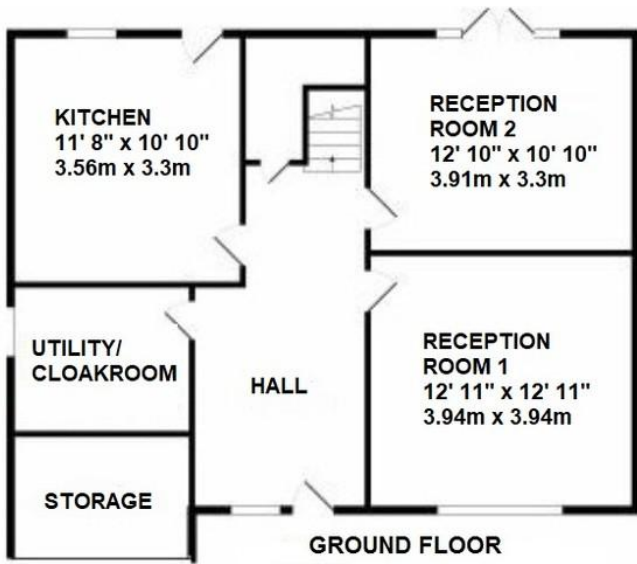
**OFF STREET PARKING**

Space for three vehicles.

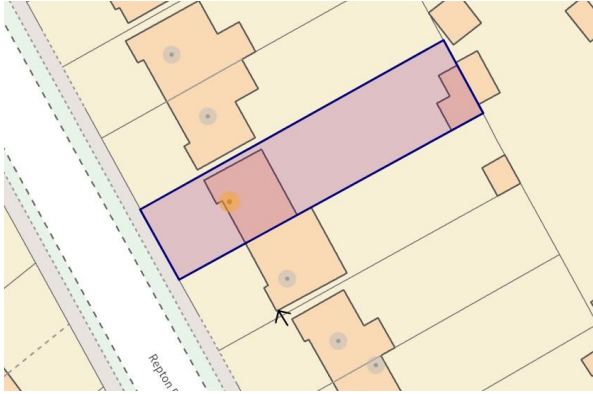
**CENTRAL HEATING SYSTEM**

**NO FORWARD CHAIN**





This plan is for illustration purpose only - not to scale



**Construction: Standard**  
**Council Tax Band: F**  
**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	54	
(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	

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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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