

# THOMAS BROWN

ESTATES

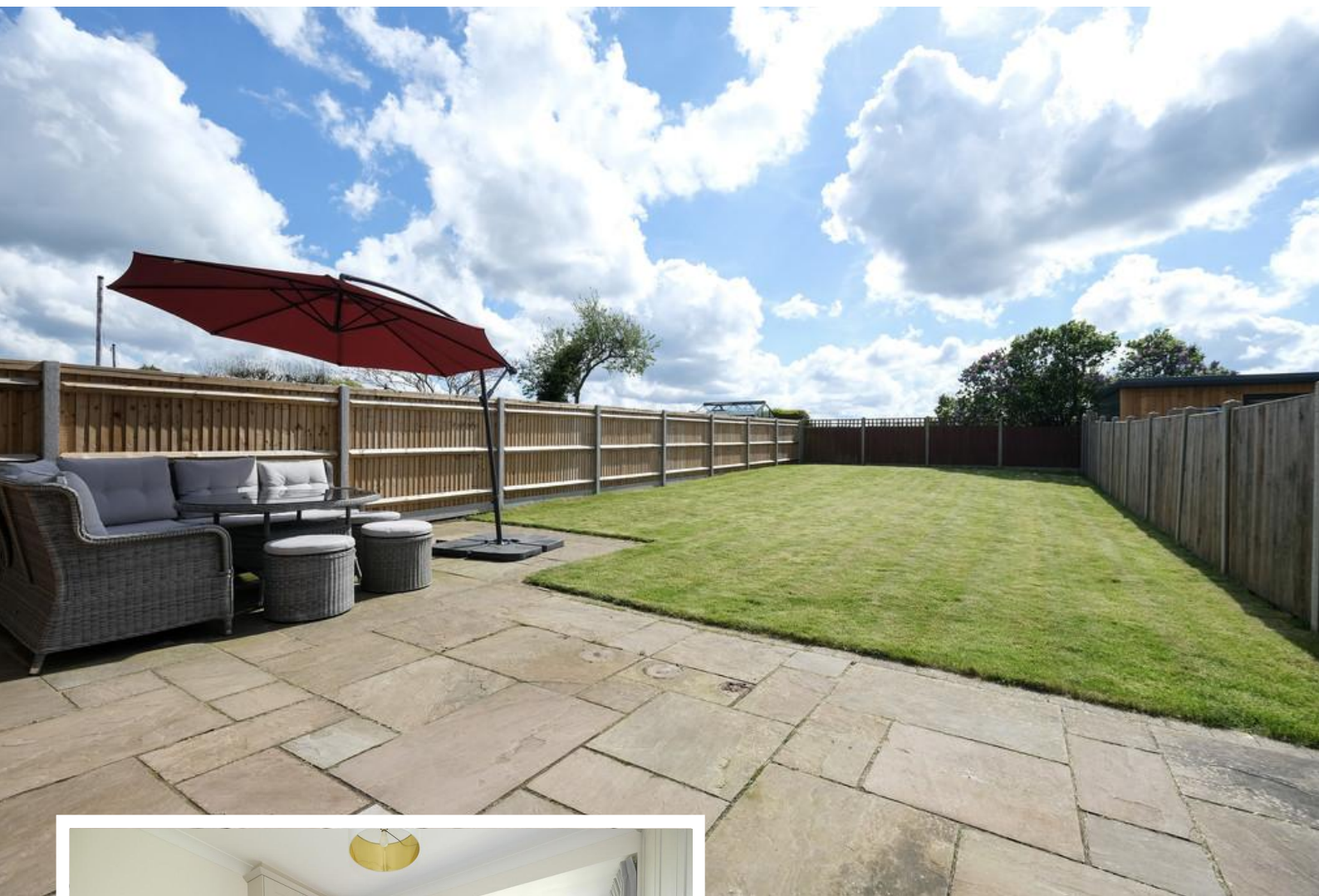


**390 Court Road, Orpington, BR6 9BX**

**Asking Price: £780,000**

- 4 Bedroom, 2 Bathroom Semi-Detached Property
- Loft & Rear Extended, Set Back from Road
- Fantastic 27'1x16'8 Kitchen/Diner/Family Room
- Views Over Local Countryside to the Rear





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, loft and rear extended four bedroom two bathroom semi-detached property (set back from the road), boasting a fantastic 27'1x16'8 kitchen/diner/family room with bi-fold doors to the landscaped garden and wonderful views over local countryside to the rear. In recent years the current owners have remodelled and refurbished the property throughout to create a wonderful family home including a full rewire, new plumbing, bespoke kitchen and underfloor heating to the kitchen and both bathrooms. The accommodation on offer comprises: entrance hall, lounge, shower room, utility room and open plan kitchen/dining/family room (bespoke kitchen from Bumhill Kitchens) with bi-fold doors to the rear garden. To the first floor are three bedrooms and family bathroom with stairs leading to the second floor and fourth bedroom. 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 for two vehicles. Court Road is well located for local schools including The Highway and St. Olaves Grammar School, Chelsfield Station, Goddington Park, 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. Please be aware that the owners are related to a member of staff at Thomas Brown Estates.



#### ENTRANCE HALL

Double glazed door to front, double glazed opaque window to side, double glazed window to side, bespoke LJS design storage, part tiled, Herringbone flooring, radiator.

#### LOUNGE

15' 01" x 12' 08" (4.6m x 3.86m) Open fireplace, double glazed bay window to front, Herringbone flooring, radiator.

#### KITCHEN/DINER/FAMILY ROOM

27' 01" x 16' 08" (8.25m x 5.08m) Bespoke Burnhill Kitchen with range of matching wall and solid wood units with quartz worktops over, double butler sink with Quooker hot water tap, integrated Neff double oven, integrated induction hob with built in extractor fan, space for American fridge/freezer, integrated dishwasher, integrated wine fridge, pantry style cupboard, central island/breakfast bar, double glazed window to side, double glazed bi-folding doors to rear, feature skylight, underfloor heating, Herringbone flooring.

#### UTILITY ROOM

9' 09" x 5' 0" (2.97m x 1.52m) Range of matching wall and base units with quartz worktops over, space for washing machine, space for fridge/freezer, tiled flooring.

#### SHOWER ROOM

Low level WC, Lusso stone wash hand basin in vanity unit, double walk-in shower with rainforest head and shower attachment, tiled flooring, underfloor heating, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM 1

13' 06" x 12' 07" (4.11m x 3.84m) LJS design fitted wardrobes, double glazed bay window to front, carpet, radiator.

#### BEDROOM 3

10' 04" x 8' 0" (3.15m x 2.44m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 4

8' 04" x 6' 07" (2.54m x 2.01m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

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

#### STAIRS TO SECOND FLOOR LANDING

Carpet.

#### BEDROOM 2

12' 03" x 10' 06" (3.73m x 3.2m) Eaves storage, double glazed opaque window to side, two double glazed windows to rear, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

70' 0" x 27' 0" (21.34m x 8.23m) Patio area with restlaid to lawn, side access.

#### OFF STREET PARKING

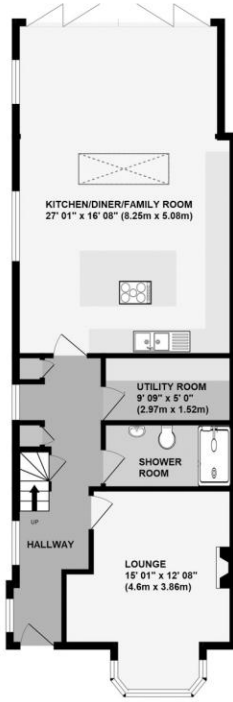
Block paved drive, side access.

#### DOUBLE GLAZING

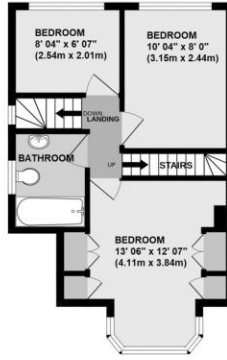
#### CENTRAL HEATING SYSTEM



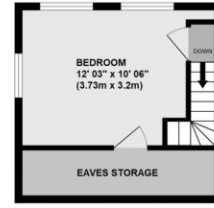
GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR  
215 sq.ft. (20.0 sq.m.) approx.

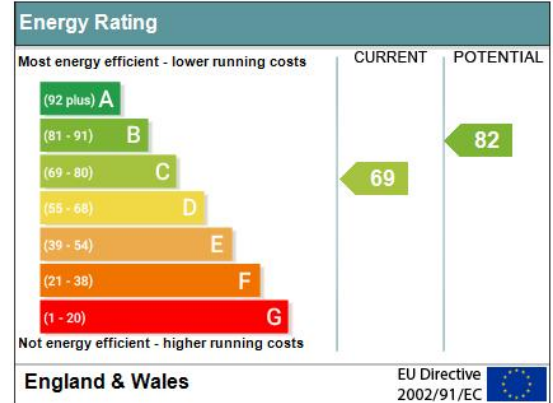


TOTAL FLOOR AREA: 1352 sq.ft. (125.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2024



Address: 390 Court Road, ORPINGTON, BR6 9BX  
RRN: 2149-3037-1204-3104-3200



Construction: Standard

Council Tax Band: F

Tenure: Freehold

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

www.thomasbrownestates.co.uk  
sales@thomasbrownestates.co.uk  
**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

**THOMAS BROWN**  
ESTATES