

# THOMAS BROWN

ESTATES



**14 Cheltenham Road, Orpington, BR6 9HJ**

**Asking Price: £715,000**

- 3 Bedroom Extended Semi-Detached House
- Highly Desirable Location in Orpington South
- 2 Reception Rooms, 95' Rear Garden
- Potential to Extend Further (STPP)







## Property Description

**\*\*\*CALL FOR IMMEDIATE ACCESS\*\*\*** Thomas Brown Estates are delighted to offer this immaculately presented, extended 1930s larger style three bedroom semi-detached property, set on the highly desirable Cheltenham Road boasting fantastic potential to extend further as many have done in the local area. The accommodation on offer comprises: entrance porch and hall, lounge, extended dining room, kitchen and a WC to the ground floor. To the first floor are three bedrooms (two being large doubles) and a modern family bathroom with separate bath and shower. Externally there is a 95' mature garden to the rear aspect of the property mainly laid to lawn with a patio perfect for entertaining and alfresco dining, garage to the side and off street parking to the front via the driveway. STPP there is potential to extend further to the rear, convert the garage and/or extend into the loft space as many others have done on the road. Cheltenham 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 and specification on offer.





#### ENTRANCE PORCH

Double glazed door to front, coconut mat.

#### ENTRANCE HALL

Door to front, understairs storage, Kardean flooring, radiator.

#### LOUNGE

15' 9" x 12' 10" (4.8m x 3.91m) Feature fireplace, double glazed bay window with shutters to front, Kardean flooring, radiator.

#### DINING ROOM

20' 4" x 11' 5" (6.2m x 3.48m) Feature fireplace, double glazed French door to rear, Kardean flooring, radiator.

#### KITCHEN

15' 7" x 13' 6" (4.75m x 4.11m) Range of matching wall and base units with granite worktops over, butler sink, integrated 5 ring gas hob with extractor over, integrated double oven, space for American fridge/freezer, space for washing machine, space for dishwasher, double glazed opaque window to side, double glazed window to rear, double glazed door to rear, Kardean flooring, radiator.

#### CLOAKROOM

Low level WC, wash hand basin, tiled walls, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Feature window to side, carpet.

#### BEDROOM 1

15' 11" x 12' 1" (4.85m x 3.68m) (measured at maximum) Feature fireplace, fitted wardrobes, double glazed bay window with shutters to front, carpet, radiator.

#### BEDROOM 2

13' 9" x 10' 11" (4.19m x 3.33m) Feature fireplace, fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 8" x 7' 5" (2.64m x 2.26m) Fitted storage, double glazed window with shutters to front, carpet, radiator.

#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### FRONT/OFF STREET PARKING

Block paved drive, laid to lawn.

#### GARDEN

95' 0" (28.96m) Patio area with rest laid to lawn, mature shrubs.

#### GARAGE

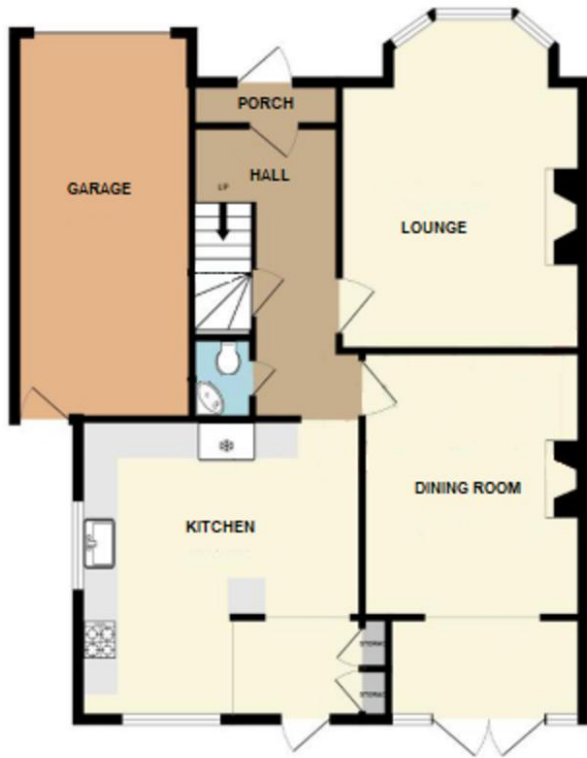
19' 1" x 8' 1" (5.82m x 2.46m) Up and over door to front, door to rear, power and light.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



GROUND FLOOR



1ST FLOOR



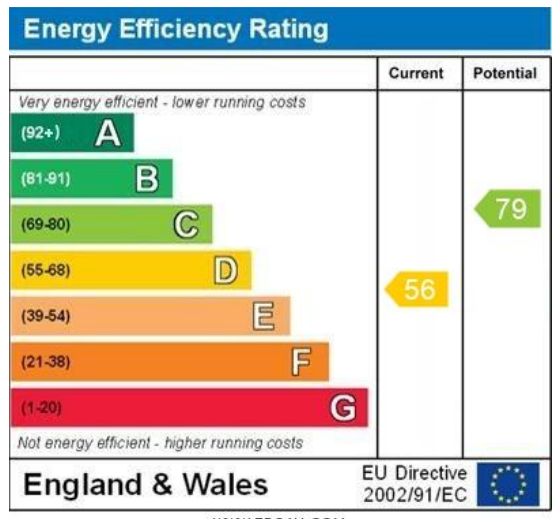
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Other Information:**

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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