

THOMAS BROWN

ESTATES



22 Court Road, Orpington, BR6 0PN

Asking Price: £640,000

- 4 Double Bedroom Semi-Detached Chalet Property
- Well Located for Orpington High Street & Station
- 2 Reception Rooms, 2 Bathrooms
- Loft & Rear Extended, Conservatory





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and immaculately presented, four double bedroom two bathroom loft and rear extended chalet property that must be viewed to fully appreciate the quality, floor space and plot size on offer. The accommodation comprises: spacious entrance hall, lounge, dining room, modern fitted kitchen, a wonderful conservatory with direct access to the rear garden, wc/utility room and two double bedrooms, one with an ensuite shower room to the ground floor. To the first floor there are two particularly large double bedrooms and family bathroom. Externally there is a fantastic landscaped westerly facing garden, garage to the side/rear and a driveway for three vehicles to the front. Court Road is well located for local schools, Orpington High Street, Station and bus routes. Please call Thomas Brown Estates to arrange your appointment to view to fully appreciate the size and central location on offer.



ENTRANCE HALL

Double glazed door to side, laminate flooring, radiator.

LOUNGE

14' 11" x 10' 10" (4.55m x 3.3m) (open plan to dining room)
Laminate flooring, radiator.

DINING ROOM

10' 05" x 10' 0" (3.18m x 3.05m) Double glazed French doors to conservatory, laminate flooring, radiator.

KITCHEN

10' 02" x 9' 11" (3.1m x 3.02m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, integrated undercounter fridge, integrated dishwasher, double glazed window and double glazed door to conservatory, double glazed panel to side, laminate flooring, radiator.



CONSERVATORY

16' 10" x 13' 04" (5.13m x 4.06m) Brick base, double glazed door to side, double glazed windows to both sides and rear, double glazed French door to rear, laminate flooring, radiator.

WC/UTILITY

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

BEDROOM

18' 02" x 10' 11" (5.54m x 3.33m) Fitted wardrobes, double glazed bay window to front, laminate flooring, radiator.

EN-SUITE

Low level WC, wash hand basin, shower cubicle, tiled walls, vinyl flooring, radiator.



BEDROOM

10' 04" x 10' 0" (3.15m x 3.05m) Double glazed window to front, laminate flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet.

BEDROOM

19' 10" x 14' 11" (6.05m x 4.55m) Wardrobes (to stay), two double glazed windows to rear, carpet, radiator.

BEDROOM

17' 07" x 9' 03" (5.36m x 2.82m) Double glazed window to front, carpet, radiator.

BATHROOM

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



OTHER BENEFITS INCLUDE:

REAR GARDEN

95' 0" (28.96m) Laid to lawn, artificial lawn, mature flowerbeds.

FRONT GARDEN/OFF STREET PARKING

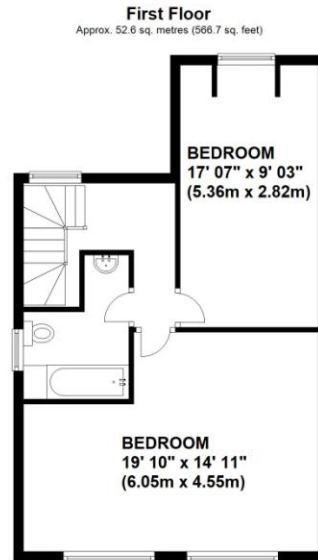
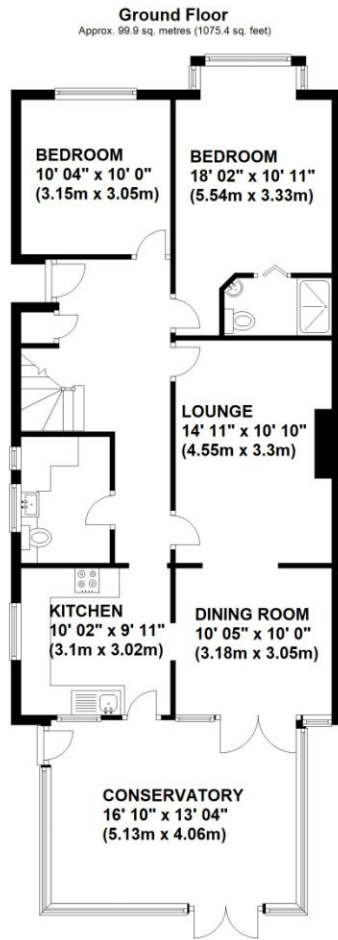
Drive for 3 vehicles, flowerbeds.

GARAGE

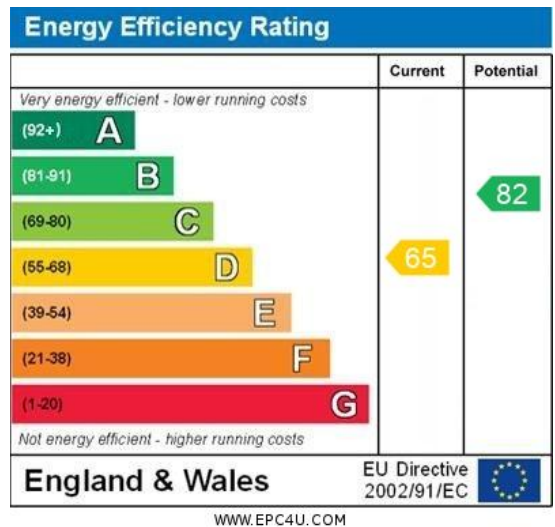
Up and over door, door to side.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



Total area: approx. 152.6 sq. metres (1642.1 sq. feet)



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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