

# THOMAS BROWN

ESTATES



**224 Court Road, Orpington, BR6 9DF**

**Asking Price: £630,000**

- 3/4 Bedroom, 2 Bathroom Detached Chalet Property
- Set Back from the Road
- Well Located for Orpington High Street & Station
- Parking to Rear





## Property Description

Thomas Brown Estates are delighted to offer this very well presented, 1549 sqft three/four bedroom two bathroom detached chalet property, modernised throughout to a high standard, set back from the road and situated within walking distance to Orpington High Street and Station. The property comprises: entrance porch and hall, open plan kitchen/family room, sun room, two bedrooms (one currently being used as a lounge), study area and a family bathroom with separate bath and shower to the ground floor. To the first floor are two bedrooms and a shower room. Externally there is a rear garden mainly laid to lawn with a patio area perfect for alfresco dining and entertaining, games room/workshop (was the garage), lean to for storage and parking for two vehicles to the rear (accessed via a service road). Court Road is well located for local schools, Orpington High Street, Station and bus routes. Viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



#### ENTRANCE PORCH

Double glazed door to front, tiled flooring.

#### ENTRANCE HALL

Composite door to front, carpet, covered radiator.

#### KITCHEN/FAMILY ROOM

25'11" x 13'03" (7.9m x 4.04m) (open plan) Range of matching wall and base units with quartz worktops over, stainless steel sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, integrated undercounter fridge, integrated undercounter freezer, integrated washing machine, integrated dishwasher, double glazed window to rear, double glazed door to side, double glazed sliding door to sun room, two double glazed opaque panels to side, tiled flooring, covered radiator.

#### SUN ROOM

16'04" x 8'0" (4.98m x 2.44m) Brick base, double glazed windows to side and rear, double glazed French door to rear, laminate flooring, electric radiator.



#### STUDY AREA

10'11" x 7'11" (3.33m x 2.41m) Double glazed window to side, carpet, radiator, stairs to first floor.

#### BEDROOM/RECEPTION ROOM

15'09" x 10'11" (4.8m x 3.33m) Double glazed bay window with shutters to front, carpet, covered radiator.

#### BEDROOM

15'08" x 10'11" (4.78m x 3.33m) Fitted wardrobes, double glazed bay window with shutters to front, carpet, covered radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, shower with rainforest head and shower attachment, two double glazed opaque windows to side, tiled walls, tiled flooring, heated towel rail.



#### LEAN-TO

22'02" x 4'11" (6.76m x 1.5m)

#### STAIRS TO FIRST FLOOR LANDING

Velux window, carpet.

#### BEDROOM

15'09" x 13'08" (4.8m x 4.17m) (measured at maximum) (part restricted headroom) Velux window, carpet, radiator.

#### BEDROOM

15'09" x 8'01" (4.8m x 2.46m) (part restricted headroom) Double glazed window to rear, carpet, radiator.

#### SHOWER ROOM

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

#### OTHER BENEFITS INCLUDE:

#### GARDEN

62'0" x 38'0" (18.9m x 11.58m) Patio area with rest laid to lawn, raised flowerbeds, side access.

#### GAMES ROOM/WORKSHOP

19'07" x 11'08" (5.97m x 3.56m) (was the garage) Double glazed door to side, two double glazed windows, windows, power and light.

#### FRONT

Set back from road, path to front door, laid to lawn.

#### OFF STREET PARKING

Drive to rear, direct access from garden.

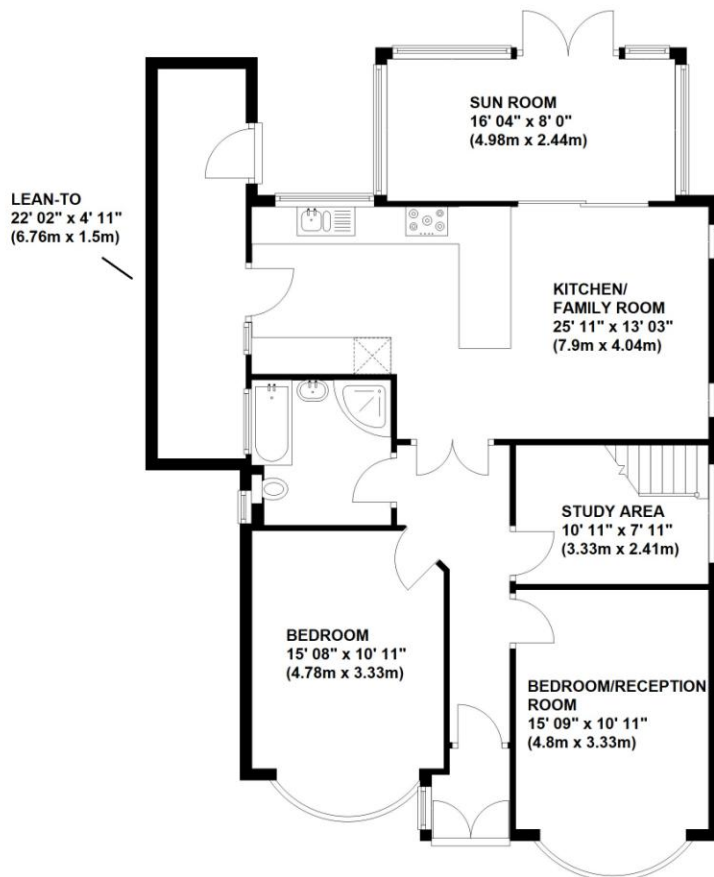
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



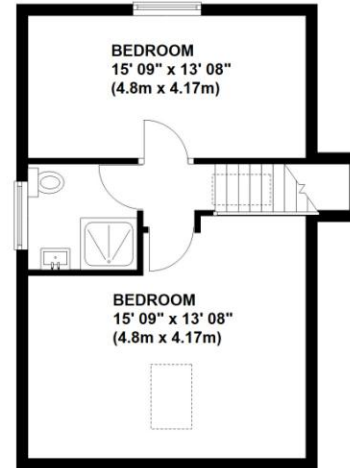
### Ground Floor

Approx. 106.4 sq. metres (1145.6 sq. feet)



### First Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



Total area: approx. 144.0 sq. metres (1549.8 sq. feet)

This plan is for illustration purpose only – not to scale



**Council Tax Band: E**

**Tenure: Freehold**

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         | 82                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 62      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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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