

THOMAS BROWN

ESTATES

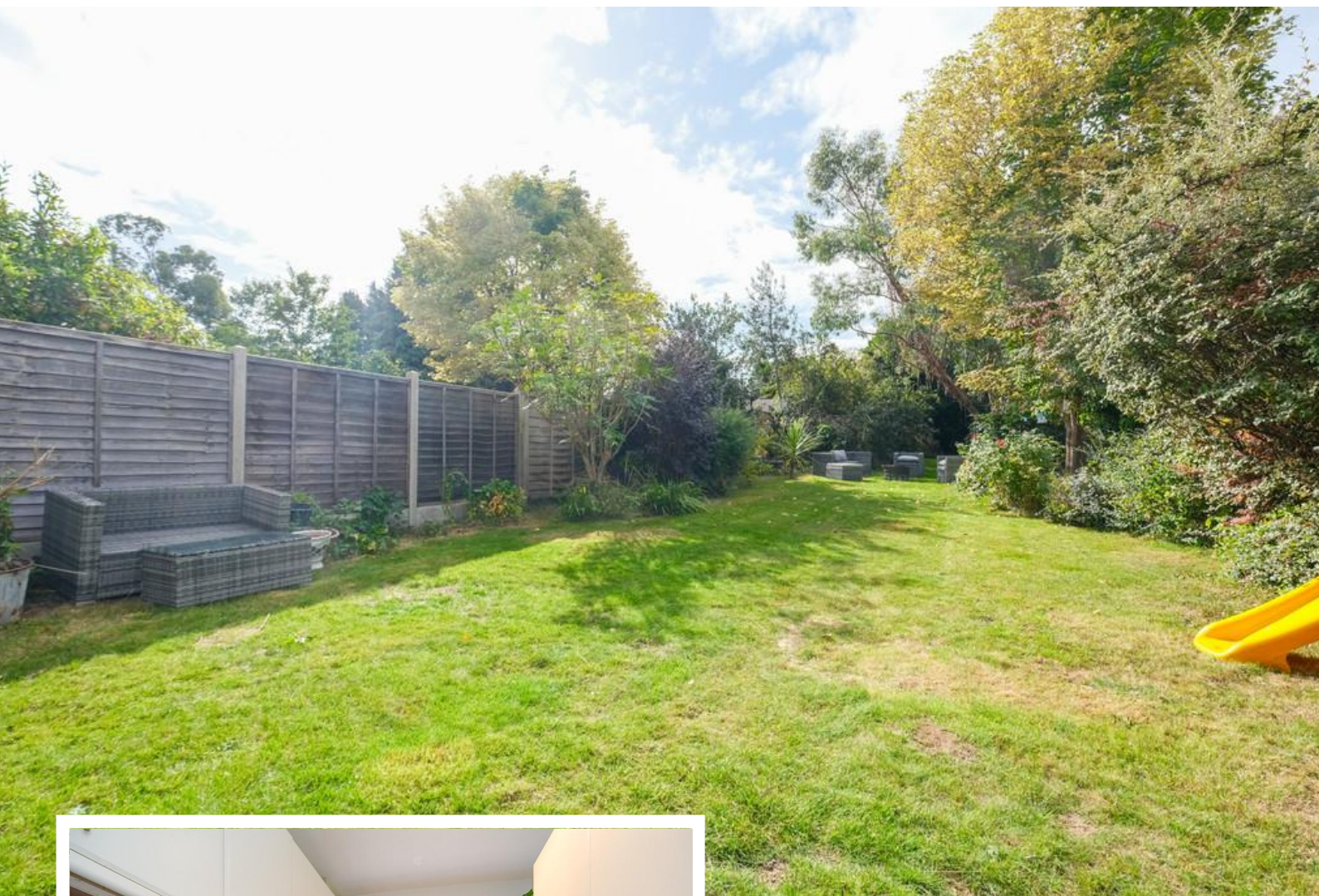


122 Spur Road, Orpington, BR6 0QW

Asking Price: £740,000

- 4 Bedroom, 2 Bathroom Semi-Detached House
- 38ft Tandem Garage & Off Street Parking
- Loft & Rear Extended
- 110ft South Facing Garden





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (1881 sqft), loft and rear extended four bedroom, two bathroom 1930s bay-fronted semi-detached property, situated on the ever popular Spur Road in South Orpington and boasting a driveway for numerous vehicles, an extended 38'11" tandem integral garage running the full depth of the house, and a mature 110' south-facing rear garden. The accommodation comprises: entrance hallway, lounge, dining room that leads to the conservatory with bi-fold doors to the rear garden, 19'01" kitchen/breakfast room and a WC to the ground floor. To the first floor is a landing providing access to three bedrooms (two being generous doubles) and the family bathroom with a separate bath and shower. To the second floor is the impressive air conditioned master suite, with Juliet balcony, complemented by a luxury en-suite shower room with his and hers sinks, underfloor heating, generous eaves storage and far-reaching views. Externally, the 110' south-facing rear garden is mainly laid to lawn with a patio area perfect for entertaining and al fresco dining, while to the front the driveway provides off-street parking for several vehicles in addition to the garage. Although the property already boasts substantial floor space, STPP there is potential to extend further to the rear and/or convert part or all of the garage into additional living space as many have done in the locality. Spur Road is very well located for local schools such as St Olave's and Newstead Woods for Girls, Orpington High Street, bus routes and both Orpington and Chelsfield mainline stations.



FRONT

Driveway with space for multiple vehicles, covered entrance.

ENTRANCE HALL

Door to front, understairs storage, solid wood flooring.

LOUNGE

15'3" x 12'11" (4.65m x 3.94m) Gas feature fireplace, double glazed bay window to front, carpet, radiator.

DINING ROOM

12'8" x 11'4" (3.86m x 3.45m) Double glazed sliding door to conservatory, exposed floorboards.

KITCHEN/BREAKFAST ROOM

19'1" x 7'8" (5.82m x 2.34m) Range of matching wall and base units with worktops over, sink and drainer, integrated double oven and gas hob, integrated fridge/freezer, space for dishwasher, double glazed French doors to rear, tile effect flooring, radiator.



CONSERVATORY

10'2" x 8'10" (3.1m x 2.69m) Double glazed bi-fold doors to rear, wood flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 2

15'2" x 11'7" (4.62m x 3.53m) Double glazed bay window to front, carpet, radiator.

BEDROOM 3

12'10" x 11'5" (3.91m x 3.48m) Double glazed window to rear, carpet, radiator.

BEDROOM 4

9'1" x 7'6" (2.77m x 2.29m) Double glazed window to front, carpet, radiator.



BATHROOM

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

STAIRS TO SECOND FLOOR LANDING

Velux window, carpet.

BEDROOM 1

20'1" x 11'8" (6.12m x 3.56m) Fitted wardrobes, access to eaves storage, air con unit, two triple glazed Velux windows to front, double glazed French doors to Juliet balcony to rear, carpet, radiator.

EN-SUITE

Low level WC, his and hers sinks in vanity unit, walk-in double shower with attachment, double glazed opaque window to rear, tiled floor and walls, underflooring heating, heated towel rail.



OTHER BENEFITS INCLUDE:

INTEGRAL TANDEM GARAGE

38'11" x 10'0" (11.86m x 3.05m) Electric door to front, double glazed doors to rear, skylight, space for tumble dryer, washing machine and fridge/freezer, power and light.

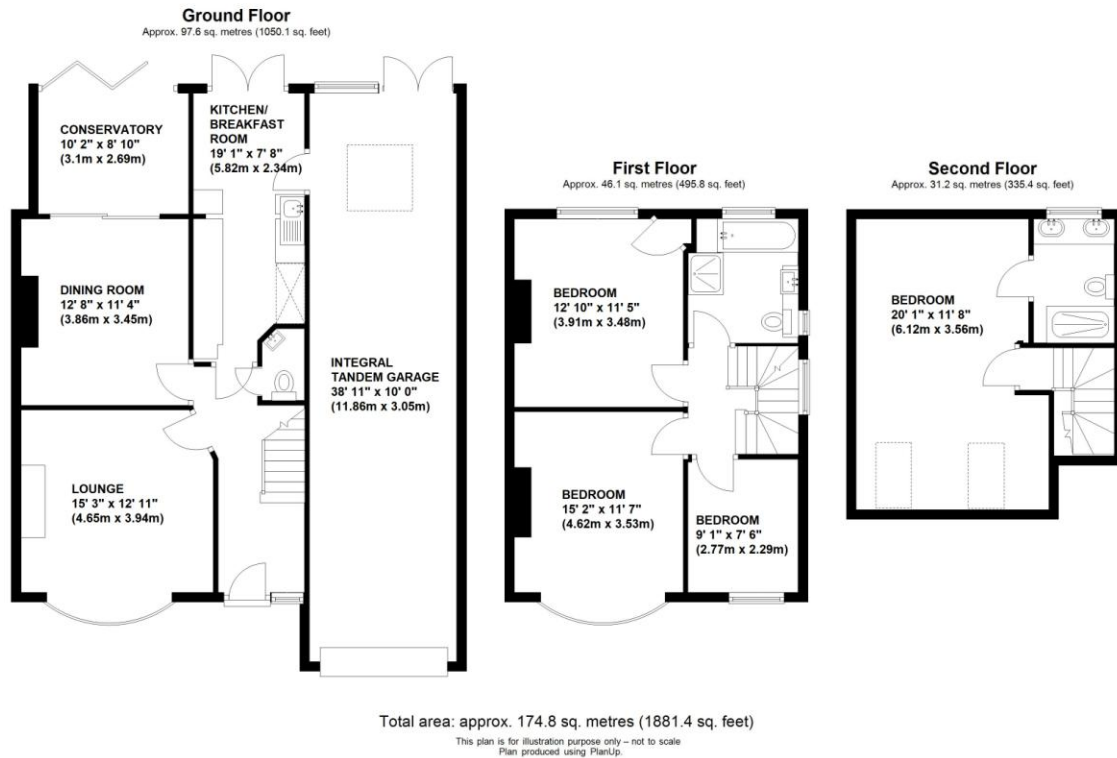
SOUTH FACING GARDEN

110'0" (33.53m) South facing, patio area with rest laid to lawn, mature shrubs.

DOUBLE & TRIPLE GLAZING

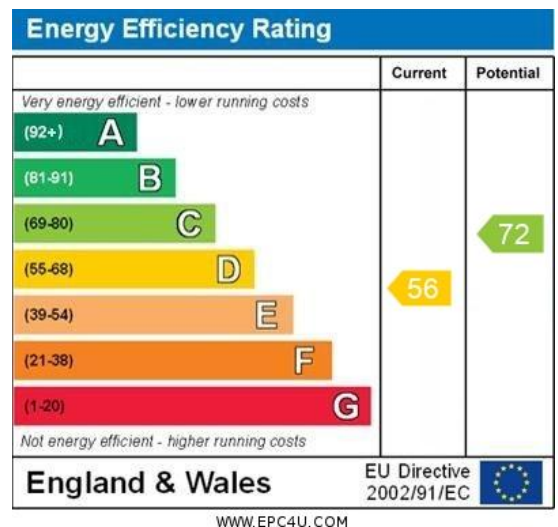
CENTRAL HEATING SYSTEM

EXTENDED



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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