

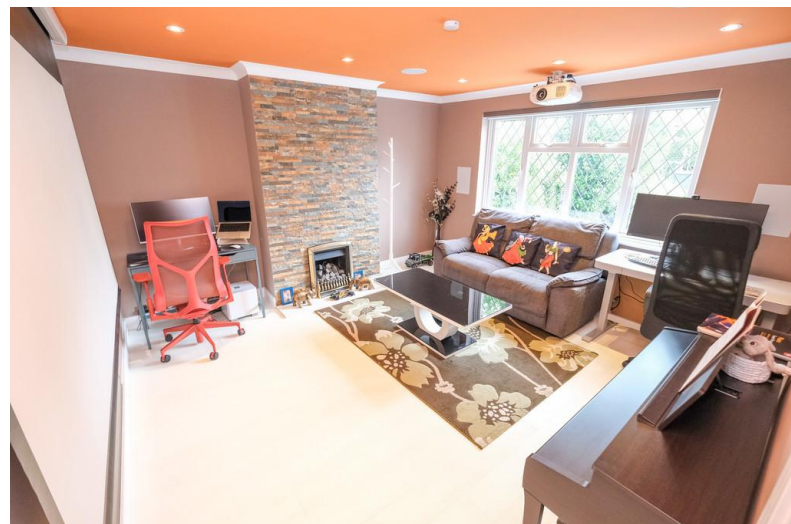
THOMAS BROWN

ESTATES



159 Charterhouse Road, Orpington, BR6 9EP **Asking Price: £825,000**

- 5 Bedroom, 3 Bathroom Semi-Detached House
- Well Located for Orpington & Chelsfield Stations
- Rear, Side & Loft Extended
- Refurbished to a High Specification





Property Description

Thomas Brown Estates are delighted to present this exceptional five bedroom, three bathroom semi-detached family home being offered to the market with no forward chain, occupying a sought after position on Charterhouse Road in South Orpington. Having been comprehensively extended to the rear, side and loft, the property has also been extensively refurbished to a high specification, creating a spacious and contemporary home perfectly suited to modern family living. Internal viewing is essential to fully appreciate the impressive accommodation, high-quality finish and superb location within easy reach of Orpington and Chelsfield Stations.

The accommodation comprises an entrance porch and welcoming hallway, a dedicated cinema room/lounge, and an outstanding open plan kitchen/family room featuring bi-fold doors opening onto the rear garden, creating a fantastic space for everyday living and entertaining. There is also a versatile fifth bedroom with an en-suite shower room, benefiting from its own separate entrance via the porch, making it ideal for multi-generational living, guests or those working from home. Underfloor heating runs throughout the entire ground floor.

To the first floor are three well-proportioned bedrooms and a stylish family shower room, while the impressive second floor principal suite offers a luxurious retreat, complete with a high specification en-suite featuring a separate shower and freestanding bath.

Externally, the property enjoys a landscaped rear garden with an extensive patio, ideal for outdoor dining and entertaining, together with a driveway providing off street parking for numerous vehicles.

Charterhouse Road is ideally situated for a range of highly regarded local schools, including St. Olave's Grammar School and The Highway Primary School, as well as local shops, bus routes, parks, and both Orpington and Chelsfield mainline stations.

An internal viewing is highly recommended. Please contact Thomas Brown Estates to arrange your appointment and fully appreciate the size, specification and location this outstanding family home has to offer.



Entrance Porch:

Double glazed opaque door to front, tiled flooring.

Entrance Hall:

Door to front, understairs storage, tiled flooring.

Annexe/Bedroom 5:

13'06" x 7'07" (4.11m x 2.31m). Living area: Double glazed window to front, laminate flooring.

Kitchenette area: Stainless steel sink, integrated microwave, space for undercounter fridge.

En-Suite:

WC, wash hand basin in vanity unit, shower cubicle, tiled walls, tiled flooring.

Cinema Room:

13'05" x 13'02" (4.09m x 4.01m). Double glazed window to front, wood effect flooring.



Kitchen/Family Room:

27'01" x 22'09" (8.25m x 6.93m). Range of matching wall and base units with quartz worktops over, stainless steel sink, integrated double oven, integrated 5 ring gas hob with extractor over, space for American fridge/freezer, space for washing machine, space for dishwasher, breakfast bar, bi-folding doors to rear, two sky lanterns, tiled flooring.

Stairs To First Floor Landing:

Double glazed opaque window to side, laminate flooring.

Bedroom 2:

13'06" x 11'07" (4.11m x 3.53m). Fitted wardrobe, double glazed window to front, laminate flooring, radiator.

Bedroom 3:

11'04" x 10'07" (3.45m x 3.23m). Double glazed window to rear, laminate flooring, radiator.

Bedroom 4:

7'11" x 7'08" (2.41m x 2.34m). Double glazed window to front, laminate flooring, radiator.

Shower Room:

WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

Stairs:

Double glazed opaque window to side, carpet.

Bedroom 1:

18'10" x 11'01" (5.74m x 3.38m). Eaves storage, double glazed window to rear, two Velux windows, wood effect flooring, radiator.

En-Suite:

WC, wash hand basin, freestanding bath with shower attachment, shower cubicle, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.



Other Benefits Include:

Garden:

85'0" (25.91m). Patio area with rest laid to lawn, mature flowerbeds, shed.

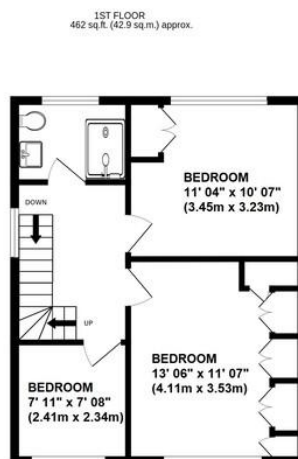
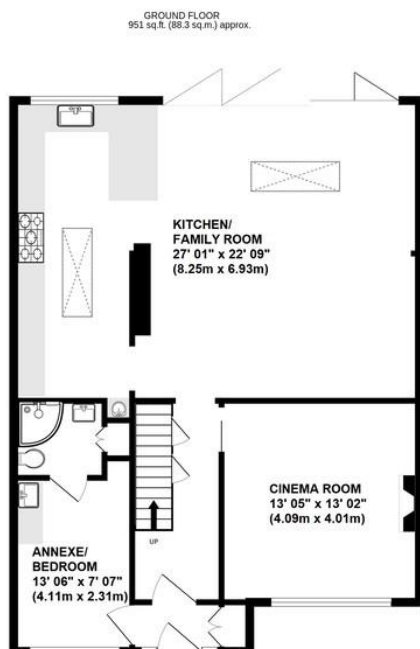
Off Street Parking

Block paved drive, mature flowerbeds.

Double Glazing

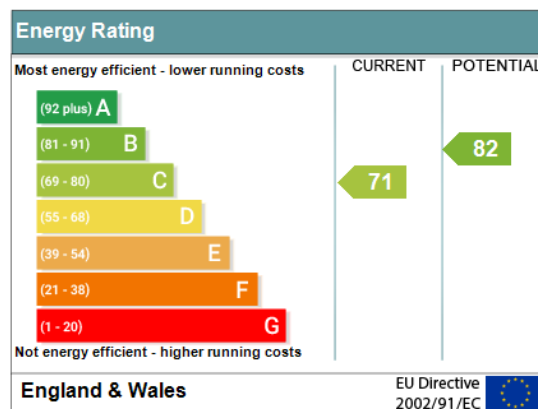
Central Heating System

Underfloor Heating To Ground Floor



TOTAL FLOOR AREA: 1805 sq.ft. (167.7 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.
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Council Tax Band: E

Tenure: Freehold

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