

THOMAS BROWN

ESTATES



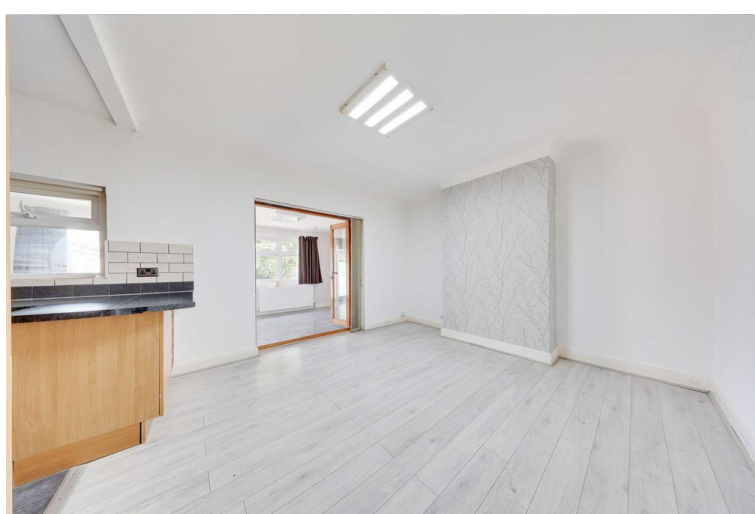
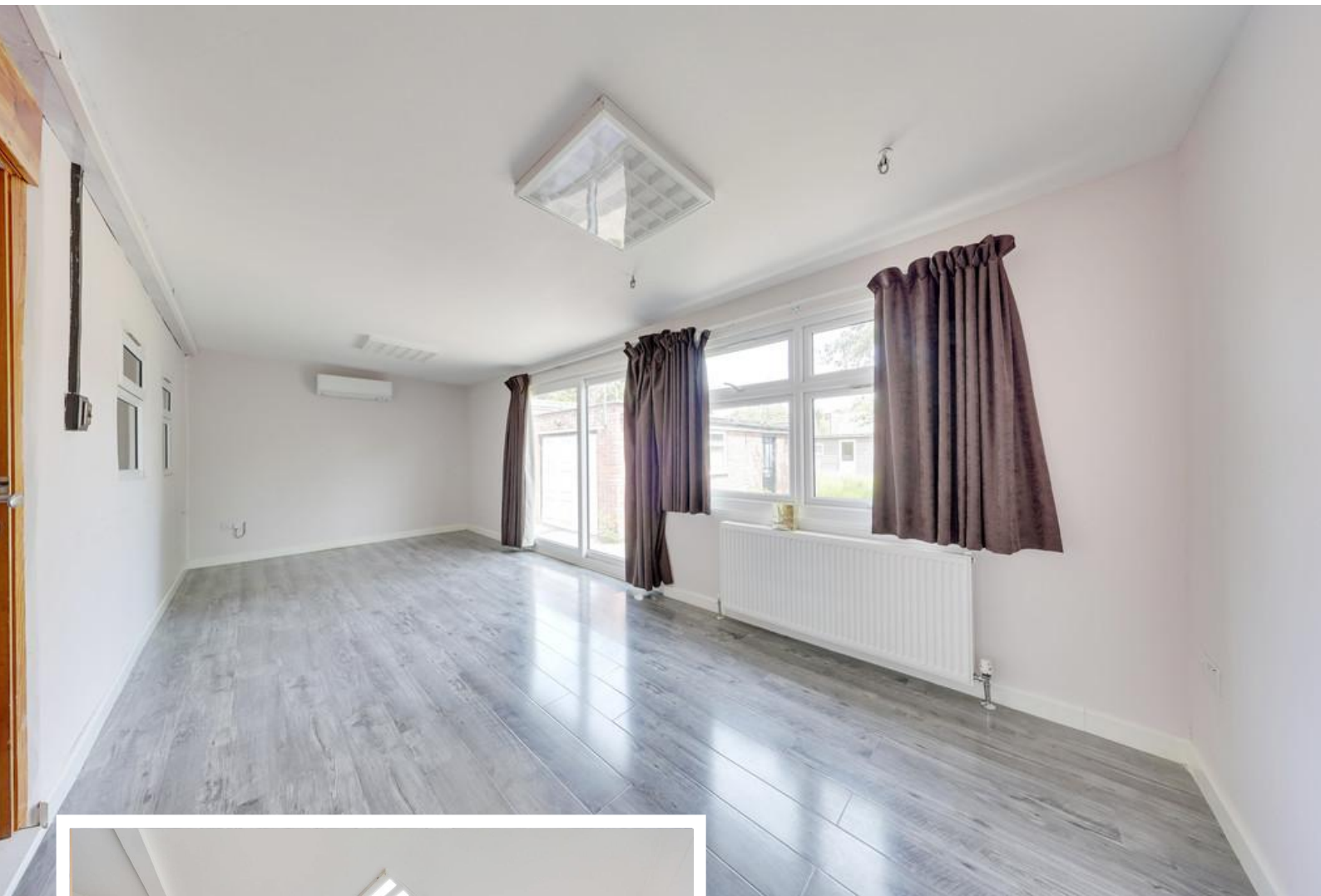
THOMAS BROWN
ESTATES

75 Court Road, Orpington, BR6 0PW

Fixed Price: £525,000

- 3 Bedroom Extended Semi-Detached Chalet Property
- Well Located for Orpington High Street & Station
- 2 Bathrooms, Sun Room
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are pleased to present this deceptively spacious three bedroom, two bathroom semi-detached chalet home, thoughtfully extended to meet the demands of modern family living. The property further benefits from 13 solar panels and an electric vehicle charging point, offering both energy efficiency and convenience.

The well appointed accommodation comprises an entrance hall leading to a spacious open plan kitchen/dining area. Bi-fold doors open into a delightful sun room, which provides direct access to the rear garden, creating an ideal space for entertaining and family life. The ground floor also features a generous lounge, bedroom and a contemporary shower room.

To the first floor are two double bedrooms, both benefiting from fitted wardrobes, and one enjoying the added luxury of an en-suite bathroom complete with a Jacuzzi bath.

Externally, the rear garden is mainly laid to lawn and includes a patio area, perfect for outdoor dining and relaxation. A brick built garage is situated to the side/rear of the property, while the front offers a block paved driveway providing off-street parking for up to four vehicles.

Ideally located on Court Road, the property is within easy reach of local schools, Orpington High Street, the station, and excellent bus links, making it an excellent choice for families and commuters alike.



ENTRANCE HALL

Double glazed composite door to front, opaque panel to front, storage cupboard, laminate flooring, radiator.

LOUNGE

16' 09" x 9' 06" (5.11m x 2.9m) Double glazed window to front and side, laminate flooring, air conditioning unit, radiator.

KITCHEN/DINER

23' 05" x 12' 05" (7.14m x 3.78m) (measured at maximum)
 Kitchen: Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for Rangemaster cooker with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, breakfast bar, tiled splashback, two double glazed windows to rear, tiled flooring.

Diner: Bi-folding doors to sun room, laminate flooring, radiator.



SUN ROOM

20' 06" x 6' 11" (6.25m x 2.11m) Double glazed windows to rear, double glazed patio doors to rear, wood effect flooring, air conditioning unit, radiator.

BEDROOM

12' 09" x 10' 01" (3.89m x 3.07m) (measured at maximum)
 Double glazed window to front, laminate flooring, radiator.

SHOWER ROOM

WC, wash hand basin in vanity unit, double shower cubicle with Rainforest head and separate shower attachment, double glazed opaque window to side, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Wood flooring.



BEDROOM

14' 04" x 7' 11" (4.37m x 2.41m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.

EN-SUITE

WC, wash hand basin, jacuzzi bath, fitted units, Velux window to side, tiled walls, tiled flooring, heated towel rail.

BEDROOM

20' 04" x 7' 03" (6.2m x 2.21m) (measured at maximum) Fitted wardrobes, fitted vanity desk, double glazed window to rear, Velux window, laminate flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

82' 0" x 75' 0" (24.99m x 22.86m) Patio area with re-laid lawn, shed (with insulation, power and light, double glazed window and double glazed door to front).

OFF STREET PARKING

Block paved driveway for 3-4 vehicles, access to Garage.

GARAGE (STORAGE ONLY)

23' 05" x 10' 05" (7.14m x 3.18m) Brick construction, up and over door, power and light, double glazed opaque window to side, door to side.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

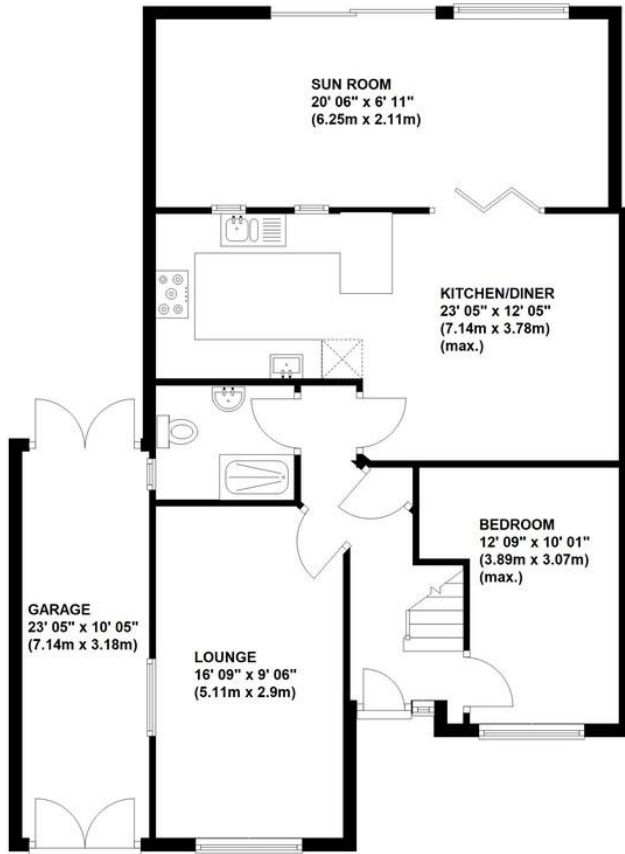
NO FORWARD CHAIN

FREEHOLD



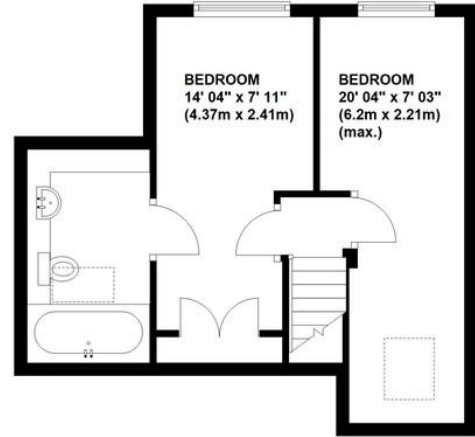
Ground Floor

Approx. 94.0 sq. metres (1012.2 sq. feet)



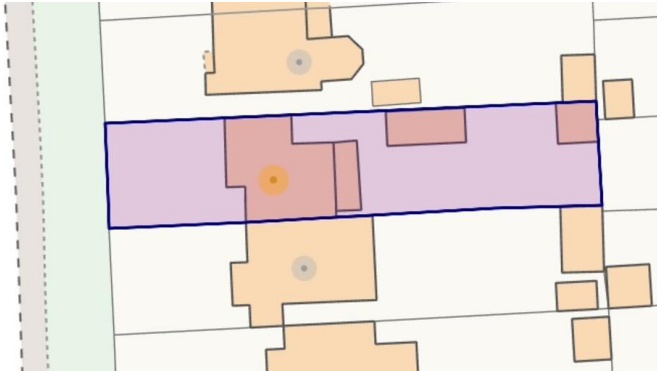
First Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



Total area: approx. 127.6 sq. metres (1373.6 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+)	A		94
(81-91)	B	88	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.FPC4U.COM

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

