

THOMAS BROWN

ESTATES

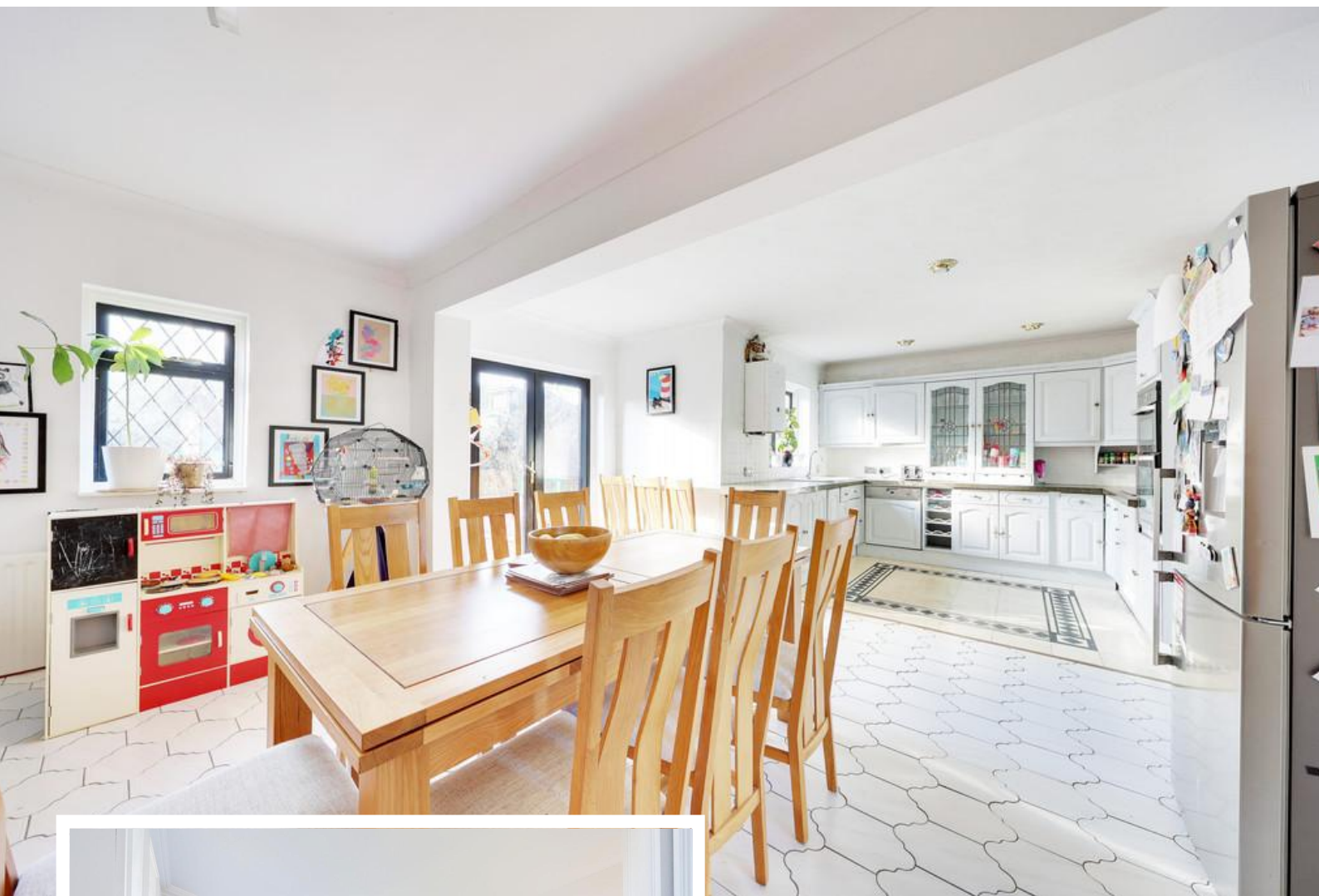


46 Craven Road, Orpington, BR6 7RT

Asking Price: £745,000

- 4 Bedroom Extended Semi-Detached House
- Sought After Location, Close to Goddington Park
- 2 Reception Rooms & 2 Bathrooms
- Period Home – Circa 1900's





Property Description

Thomas Brown Estates are delighted to present this truly unique and rarely available, extended four bedroom two bathroom semi-detached period home, dating back to circa the 1900s. Ideally positioned on the ever sought after Craven Road, this impressive property offers generous and versatile accommodation throughout.

The ground floor comprises a welcoming living room, a separate family room with double doors opening into a kitchen/diner measuring an impressive 24'03 x 15'08, enjoying views over the rear garden. Further benefits include a utility room and a downstairs WC.

To the first floor is a particularly spacious landing, a well-appointed family bathroom with separate bath and shower, and four bedrooms, two being generous doubles. The principal bedroom further benefits from an en-suite shower room.

Externally, the property boasts a secluded rear garden, while to the front there is a driveway providing off street parking for multiple vehicles.

Properties of this size, age, and character are exceptionally rare within the Orpington area and early viewing is highly recommended.

Craven Road is ideally located for Goddington Park, highly regarded local schools, shops, bus routes, Orpington High Street, Orpington and Chelsfield mainline stations, and convenient access to the M25.

For further information or to arrange a viewing, please contact Thomas Brown Estate Agents in Orpington.



LOUNGE

13' 02" x 12' 0" (4.01m x 3.66m) Gas fire place, double glazed bay window to front, double glazed window to side, carpet, two radiators.

FAMILY ROOM

15' 07" x 15' 06" (4.75m x 4.72m) (measured at maximum) Composite door to side, double glazed window to side, under stairs storage, carpet, radiator.

KITCHEN/DINER

24' 03" x 15' 08" (7.39m x 4.78m) Range of matching wall and base units with worktops over, ceramic sink and drainer, integrated double oven and grill, induction hob with extractor over, integrated dishwasher, space for fridge/freezer, space for table and chairs, breakfast bar, two double glazed windows to rear, double glazed French doors to rear, tiled splashbacks, under cabinet lighting, tiled flooring, covered radiator.



UTILITY ROOM

One and a half bowl ceramic sink and drainer, space for washing machine, space for tumble dryer, double glazed window to front, tiled flooring.

CLOAKROOM

Low level WC, wash hand basin, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft hatch, carpet.

BEDROOM 1

13' 02" x 12' 0" (4.01m x 3.66m) Fitted wardrobes, double glazed window to front and side, carpet, radiator.

EN-SUITE SHOWER ROOM

Low level WC, wash hand basin, double shower cubide, double glazed opaque window to side, vinyl flooring, radiator.



BEDROOM 2

15' 09" x 7' 09" (4.8m x 2.36m) Fitted wardrobes, dual aspect double glazed windows to front and rear, carpet, radiator.

BEDROOM 3

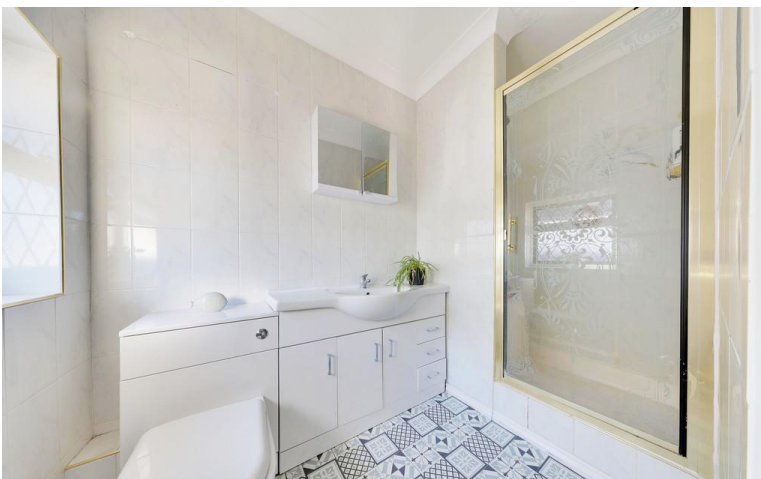
8' 01" x 7' 11" (2.46m x 2.41m) Double glazed window to rear, carpet, radiator.

BEDROOM 4

8' 0" x 7' 10" (2.44m x 2.39m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, corner bath, shower cubide, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

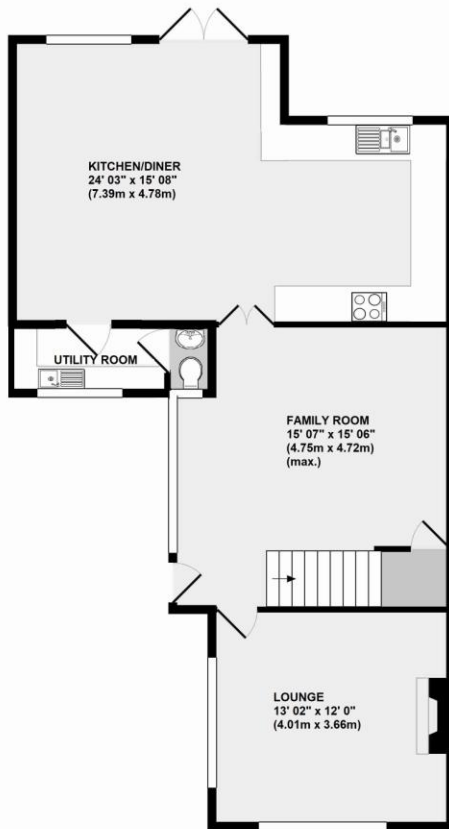
65' 0" x 25' 0" (19.81m x 7.62m) Patio area with resealed lawn, mature flower beds.

OFF STREET PARKING

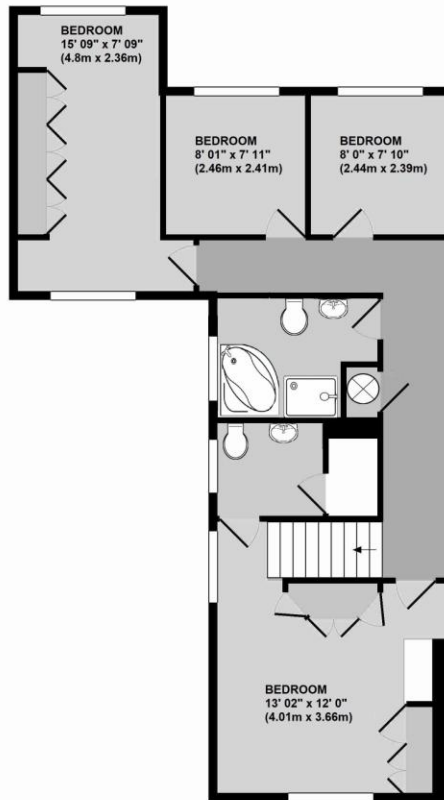
Block paved drive with space for multiple vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR
APPROX. FLOOR
AREA 752 SQ.FT.
(69.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 664 SQ.FT.
(61.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1415 SQ.FT. (131.4 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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: F

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
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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