

THOMAS BROWN

ESTATES



16 Winchester Road, Orpington, BR6 9DP

Offers IEO: £490,000

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Well Located for Chelsfield Station & Goddington Park
- Potential to Extend (STPP)
- Impressive 100ft Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached home located in the ever popular BR6 area of Orpington, boasting an impressive 100ft rear garden, fantastic potential to extend (STPP) and a garage and carport accessed via the rear.

Ideally located within easy walking distance of Chelsfield Station, Goddington Park, The Highway Primary School, and St. Olave's Secondary School, the home is perfectly positioned for families and commuters alike.

The accommodation, which requires modernisation throughout (this has been reflected in the asking price), comprises an entrance porch and hallway, lounge, dining room with direct access to the garden and kitchen to the ground floor. To the first floor are three well-proportioned bedrooms and a shower room.

Externally the property boasts a large, 100ft mature rear garden, mainly laid to lawn and featuring multiple storage units and an outside WC. At the end of the garden is a sizeable carport and garage with vehicular access via a service road. To the front there is ample on street parking.

Subject to planning permission, there is fantastic scope to extend to the rear and/or into the loft, as many neighbouring properties have done. Winchester Road is particularly well regarded for its proximity to excellent local schools, including The Highway, St. Olave's, and Newstead Woods Grammar Schools, as well as the open spaces of Goddington Park.

Early viewing is highly recommended to fully appreciate the location, garden size, and potential on offer. Please contact Thomas Brown Estates to arrange an appointment.



ENTRANCE PORCH

French doors to front, windows to both sides, tiled flooring.

ENTRANCE HALL

Opaque door to front, understairs storage cupboard, carpet, radiator.

LOUNGE

12' 07" x 12' 07" (3.84m x 3.84m) Double glazed window to front, carpet, radiator.

DINING ROOM

11' 04" x 9' 05" (3.45m x 2.87m) Double glazed sliding door to rear, wood effect flooring, radiator.

KITCHEN

10' 09" x 9' 04" (3.28m x 2.84m) Range of matching wall and base units with worktops over, two and a half bowl stainless steel sink, integrated oven, integrated gas hob, space for undercounter fridge, space for undercounter freezer, space for washing machine, space for dishwasher, double glazed window to rear, door to side, wood effect flooring.



COVERED SIDE ACCESS

9' 04" x 6' 10" (2.84m x 2.08m) Door to front and rear, space for fridge/freezer, space for tumble dryer.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

12' 08" x 10' 09" (3.86m x 3.28m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2

12' 04" x 10' 11" (3.76m x 3.33m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 0" x 8' 0" (2.74m x 2.44m) Built in storage, double glazed window to front, carpet, radiator.



SHOWER ROOM

WC, wash hand basin, walk-in shower cubicle, double glazed opaque window to rear, wood effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

100' 0" (30.48m) (measured to garage & carport) Patio area with rest laid to lawn, mature shrubs and flowerbeds, outside WC & sink, brick storage sheds.

FRONT GARDEN

Laid to lawn, path to front door.

GARAGE

17' 11" x 9' 01" (5.46m x 2.77m) Up and over door, door to rear, inspection pit.

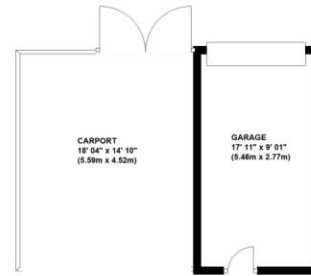
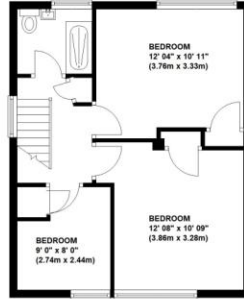
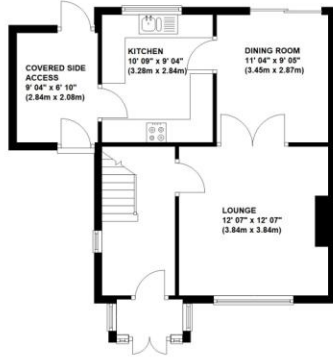
CARPORT

18' 04" x 14' 10" (5.59m x 4.52m) Gates to rear.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





Total area: approx. 113.4 sq. metres (1220.8 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using Planit.



Council Tax Band: D

Tenure: Freehold

| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & 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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