

THOMAS BROWN

ESTATES

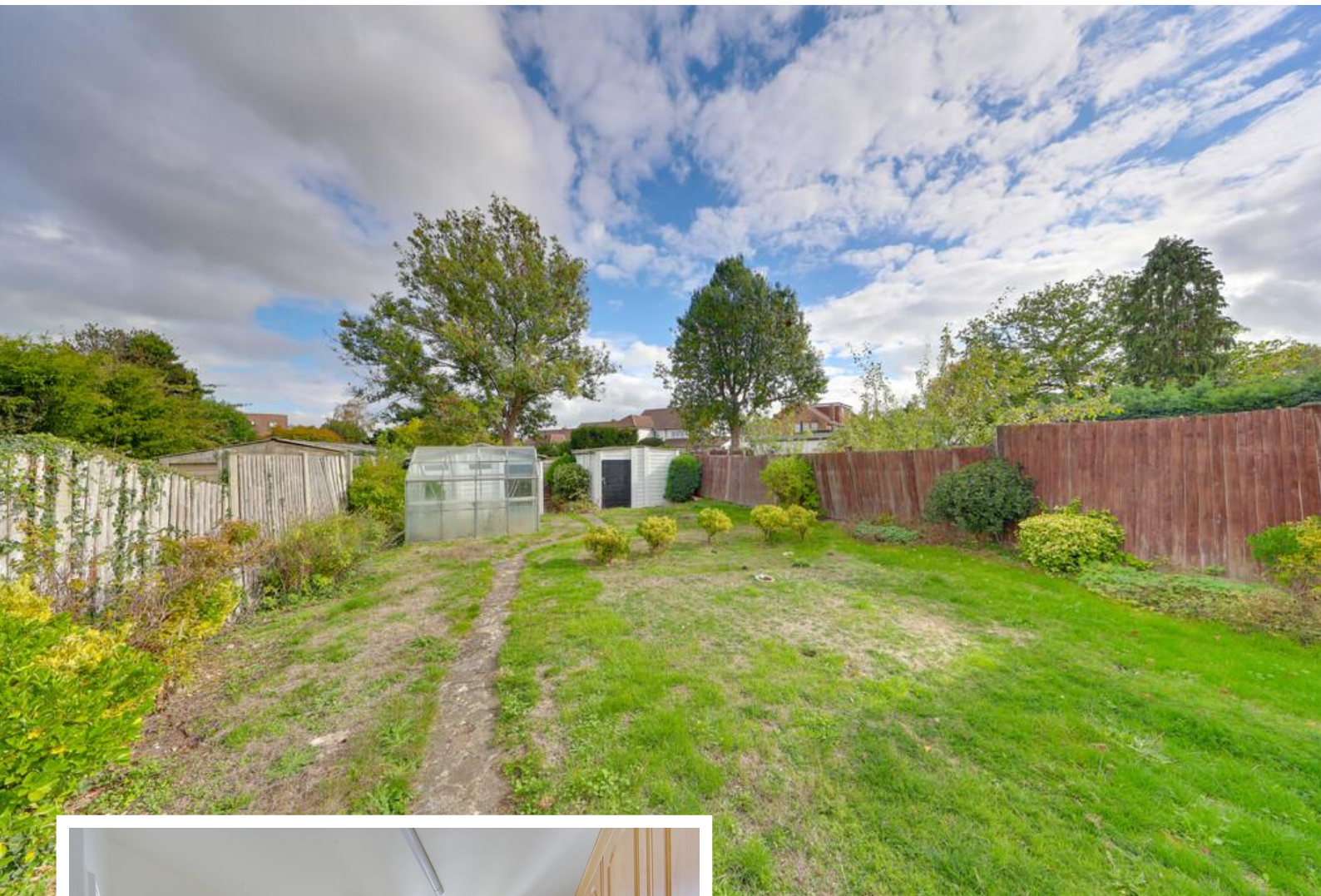


253 Court Road, Orpington, BR6 9BY

Offers IEO: £465,000

- 3 Bedroom Semi-Detached Bungalow
- Close to Orpington High Street & Station
- Fantastic Scope to Extend (STPP)
- No Forward Chain, 2 Garages





Property Description

Thomas Brown Estates are delighted to offer this recently decorated three bedroom semi-detached bungalow, set back from the road with two garages to the rear, and offered to the market with no forward chain. Conveniently located within walking distance of Orpington High Street and Station, the property offers well-proportioned and versatile accommodation.

The accommodation comprises an entrance hall, a lounge/dining room with direct access to the rear garden, a fitted kitchen, three bedrooms (one of which could be used as an additional reception room) and a newly fitted bathroom.

Externally, the property benefits from a mature rear garden, mainly laid to lawn, along with two garages accessed via a rear service road.

Court Road is ideally positioned for Orpington High Street, the mainline station, local schools and bus routes, making this an excellent opportunity for a range of buyers.

Early viewing is highly recommended. Please contact Thomas Brown Estate Agents in Orpington to arrange your viewing.



Entrance Hall:

Double glazed opaque door to front, storage cupboard, carpet, radiator.

Lounge/Diner:

14' 11" x 12' 11" (4.55m x 3.94m). Double glazed French doors to rear, double glazed window to rear, carpet, two radiators.

Kitchen:

10' 10" x 9' 2" (3.3m x 2.79m). Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven and gas hob with extractor over, fridge/freezer to stay, washer/dryer to stay, double glazed opaque door to side, double glazed window to rear, part tiled walls, vinyl flooring.



Bedroom:

13' 0" x 12' 2" (3.96m x 3.71m). Double glazed bay window to front, two double glazed opaque windows to side, carpet, radiator.

Bedroom:

11' 2" x 10' 11" (3.4m x 3.33m). Fitted wardrobes, double glazed window to front, carpet, radiator.

Bedroom:

9' 2" x 6' 11" (2.79m x 2.11m). Double glazed window to side, carpet, radiator.

Bathroom:

WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, vinyl flooring, radiator.



Other Benefits Include:

Garden:

55' (16.76m) (Measured to back of garages). Mature shrubs, with rest laid to lawn.

Front:

Set back from the road behind hedgerow, laid to lawn.

Garage:

16' 8" x 9' 9" (5.08m x 2.97m). Up and over door, door to rear.

Garage:

15' 11" x 12' 0" (4.85m x 3.66m). Up and over door, door to rear.

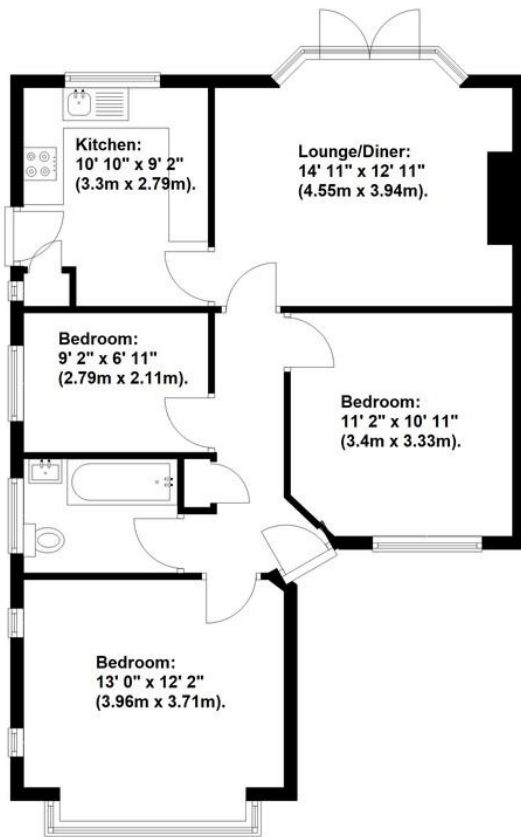
Double Glazing

Central Heating System

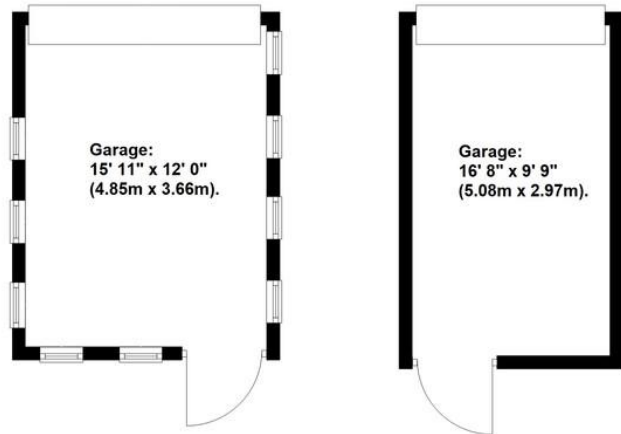
No Forward Chain



Ground Floor



Outbuilding



Total area: approx. 101.0 sq. metres (1086.7 sq. feet)

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



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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