

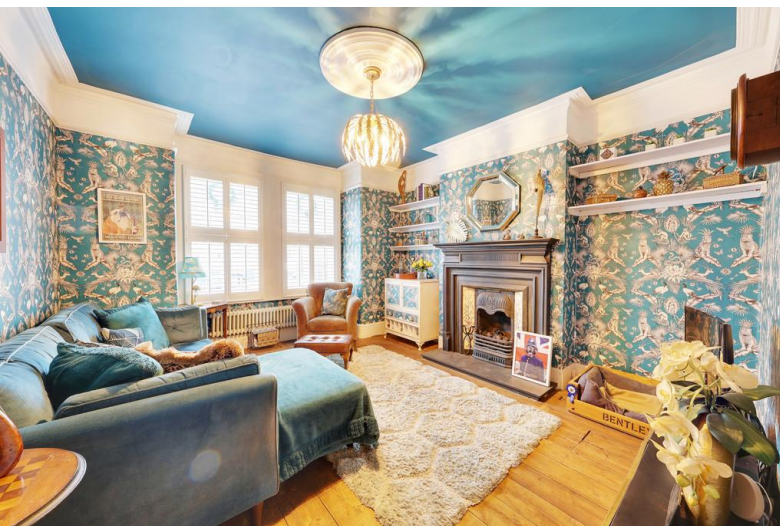
THOMAS BROWN

ESTATES



20 Moorfield Road, Orpington, BR6 0HQ **Guide: £539,000-£550,000**

- 2 Double Bedroom Semi-Detached Victorian House
- Close Proximity to Orpington High Street
- 2 Reception Rooms & 2 Bathrooms
- Balcony, Off Street Parking





Property Description

Thomas Brown Estates are delighted to present this exceptional two double bedroom, two bathroom executive semi-detached Victorian home, offering a tasteful blend of contemporary design and retained period features. The property must be viewed internally to fully appreciate the quality of specification, generous proportions, and highly sought-after central Orpington location.

The property benefits from a wider-than-average plot, off road parking for two vehicles, secluded garden, a sun terrace/balcony and a superb outbuilding (with WC) ideal for home working or leisure use.

The accommodation comprises an entrance hallway, a spacious lounge, and a dining room open-plan to a modern fitted kitchen. Further ground floor features include a utility area and a contemporary shower room. To the first floor are two generous double bedrooms, with the impressive principal bedroom boasting a luxurious en-suite featuring a roll-top bath, walk-in shower, and access to a private balcony.

Externally, the property enjoys a low-maintenance courtyard-style garden to the rear and side, perfect for entertaining and alfresco dining, as well as a driveway to the front. Of particular note is the versatile outbuilding, complete with WC and loft space, currently used as an entertaining area but equally well suited as a home office, gym, potential guest space or studio.

Subject to planning permission there is fantastic opportunity to develop further by converting the loft space to potentially add two extra bedrooms and a bathroom as others have done in the locality, an example of this can be seen in the final photo for reference. Or to make alterations to the outbuilding to change the use to an annexe/potential third bedroom.

Moorfield Road is ideally located for Orpington mainline station, High Street amenities, local bus routes, well-regarded schools, and green spaces including Priory Gardens. Internal viewing is highly recommended to fully appreciate this unique and stylish home.



ENTRANCE HALL

Exposed floorboards, radiator.

LOUNGE

13' 11" x 12' 02" (4.24m x 3.71m) Feature fireplace, double glazed sash window with shutters to front, exposed floorboards, radiator.

DINING ROOM

12' 05" x 11' 10" (3.78m x 3.61m) Feature fireplace, large storage cupboard, double glazed French doors to side, exposed floorboards, radiator.

KITCHEN

9' 10" x 8' 01" (3m x 2.46m) Range of matching wall and base units with quartz worktops over, butler sink, integrated oven, integrated gas hob with extractor over, integrated microwave, integrated dishwasher, double glazed window to side, double glazed opaque door to side, wood effect flooring.

UTILITY ROOM

Space for fridge/freezer, space for washing machine, wood effect flooring.

SHOWER ROOM

Low level WC, wash hand basin, shower with rainforest head, double glazed opaque window to rear, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM 1

12' 02" x 11' 11" (3.71m x 3.63m) Built in wardrobe, double glazed sash window with shutters to front, carpet, radiator.



EN-SUITE

Low level WC, wash hand basin, freestanding roll top bath with shower attachment, walk-in shower cubicle with rainforest head and shower attachment, double glazed opaque window to side, double glazed opaque door to rear, tiled flooring, heated towel rail.

BEDROOM 2

12' 05" x 11' 09" (3.78m x 3.58m) Double glazed window with shutters to side, wood effect flooring, radiator.

OTHER BENEFITS INCLUDE:

COURTYARD STYLE GARDEN

38' 0" x 19' 0" (11.58m x 5.79m) (measured to home office) Decked area to rear, raised flowerbeds, side access.



HOME OFFICE/ENTERTAINING AREA

13' 06" x 11' 03" (4.11m x 3.43m) Power and light, bar, storage to loft space, WC (with WC, sink & wood effect flooring), double glazed sliding doors to front, wood effect flooring.

BALCONY

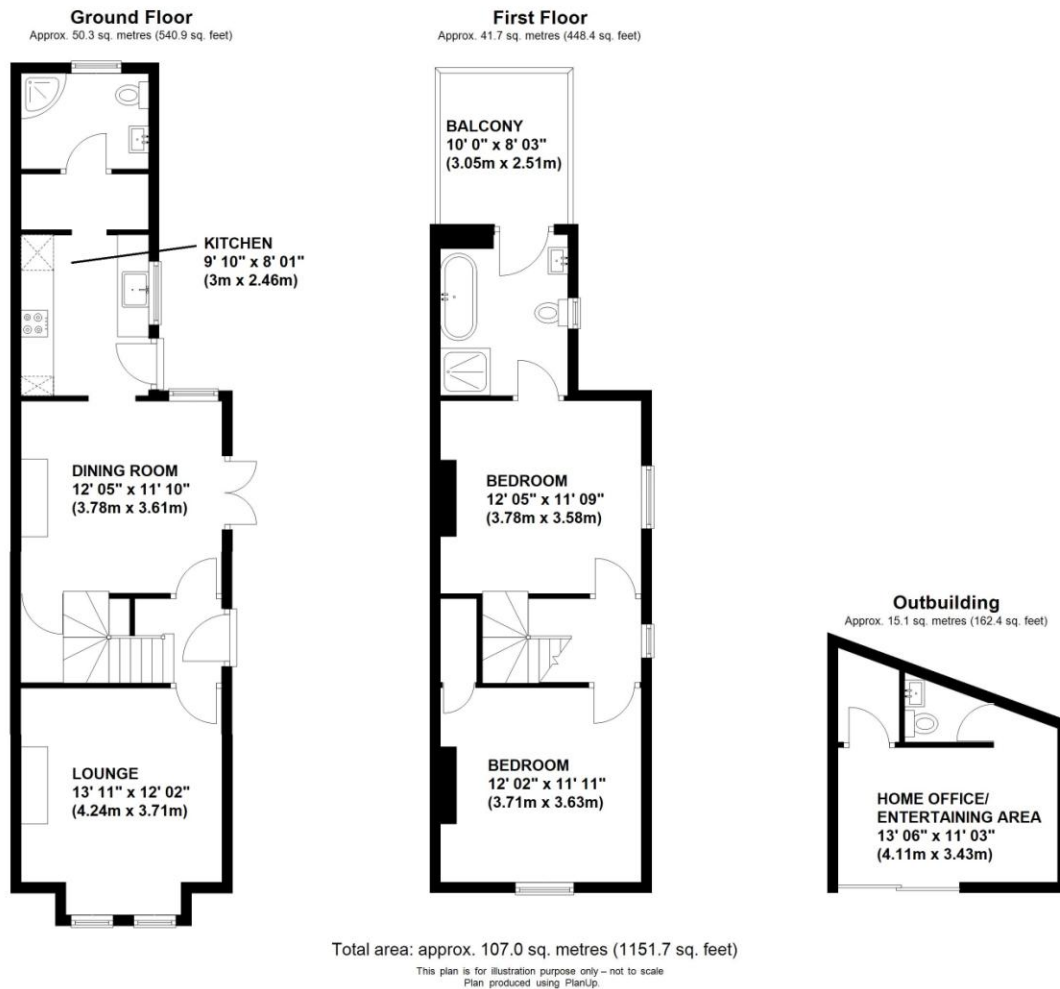
10' 0" x 8' 03" (3.05m x 2.51m)

OFF STREET PARKING

DOUBLE GLAZING

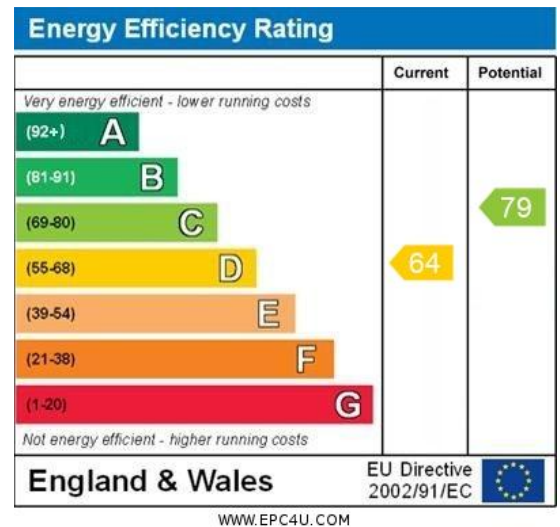
CENTRAL HEATING SYSTEM





Council Tax Band: D

Tenure: Freehold



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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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