

THOMAS BROWN

ESTATES



65 Repton Road, Orpington, BR6 9HT

Asking Price: £740,000

- 3 Bedroom, Halls adjoining Semi-Detached House
- Potential to Extend Further (STPP)
- Well Located for Orpington High Street & Stations
- 2 Reception Rooms, 2 Bathrooms





Property Description

Thomas Brown Estates are delighted to offer this sought after halls adjoining three bedroom, two bathroom semi-detached family home, situated on the ever popular Repton Road in South Orpington. The property is ideally located within walking distance of Orpington and Chelsfield Stations, St Olaves Grammar School and Warren Road Primary School.

The accommodation comprises an entrance porch and hallway, lounge, open plan fitted kitchen and family/dining room with direct access to the rear garden, shower room and a sizeable utility room to the ground floor. To the first floor, the landing provides access to three bedrooms and a modern family bathroom.

Externally, the property benefits from a large well maintained garden with views over South Orpington to the rear, mainly laid to lawn with a patio area ideal for alfresco dining. Off-street parking is provided to the front.

Please note the current vendors have secured planning permission (as of November 2025) for a double storey side and single storey rear 'wrap around' extension- please ask for further details. STPP there is also potential to extend into the loft space if required.

Repton Road is well positioned for a range of local schools, shops, bus routes and Orpington High Street, while Orpington and Chelsfield mainline stations provide excellent links to London Bridge, Charing Cross and Victoria.

Internal viewing is highly recommended to fully appreciate the quality, space and excellent location this family home has to offer. Please contact Thomas Brown Estates in Orpington to arrange your viewing.



Entrance Porch:

Double glazed door to front, tiled flooring.

Entrance Hall:

Wooden door to front, under stairs cupboard, solid oak flooring, radiator.

Lounge:

14' 04" x 10' 11" (4.37m x 3.33m). Double glazed bay window to front, engineered wood flooring, radiator.

Family Room/Dining Room:

22' 10" x 10' 10" (6.96m x 3.3m). (Open plan to kitchen). Fireplace, two double glazed windows to rear, double glazed window to side, double glazed French door to rear, solid oak flooring, two radiators.

Kitchen:

10' 09" x 6' 06" (3.28m x 1.98m). Range of matching wall and base units with solid wood worktops over, one and a half ceramic sink and drainer, integrated 5 ring gas hob with extractor over, integrated double oven, space for fridge/freezer, integrated dishwasher, tiled splashbacks, double glazed window to rear, tiled flooring.

Utility Room:

13' 02" x 8' 03" (4.01m x 2.51m). Wall units, space for fridge/freezer, space for washing machine, space for tumble dryer, double glazed window and double glazed door to rear, opaque double door to front, tiled flooring, radiator.

Shower Room:

WC, wash hand basin, shower cubicle, tiled walls, wood effect flooring, heated towel rail.

Stairs To First Floor Landing:

Storage cupboard, loft hatch, double glazed window to front, carpet to stairs, engineered wood flooring to landing, radiator.

Bedroom 1:

14' 09" x 11' 11" (4.5m x 3.63m). Double glazed bay window to front, engineered wood flooring, radiator.

Bedroom 2:

12' 0" x 10' 11" (3.66m x 3.33m). Double glazed window to rear, engineered wood flooring, radiator.

Bedroom 3:

9' 07" x 6' 07" (2.92m x 2.01m). Double glazed window to rear, engineered wood flooring, radiator.

Bathroom:

WC, wash hand basin in vanity unit, bath with shower over and attachment, two double glazed opaque windows to side, tiled walls, tiled flooring.

Other Benefits Include:

Garden:

100' 0" (30.48m) Patio area with rest laid to lawn, mature shrubs.

Front:

Driveway for multiple vehicles, EV charging points, part laid to lawn, mature flowerbeds.

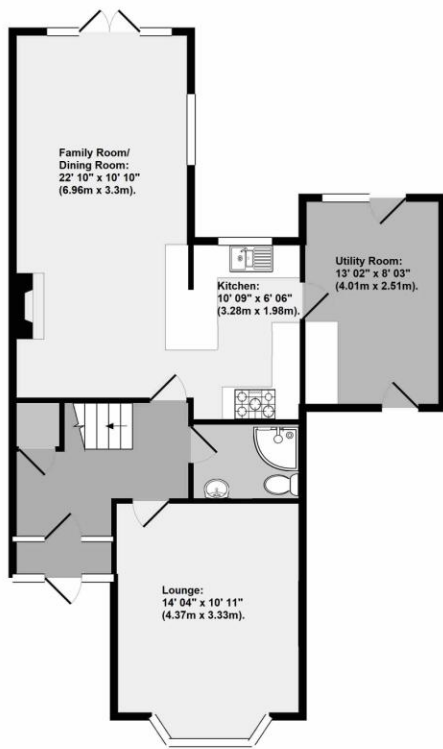
Double Glazing

Central Heating System

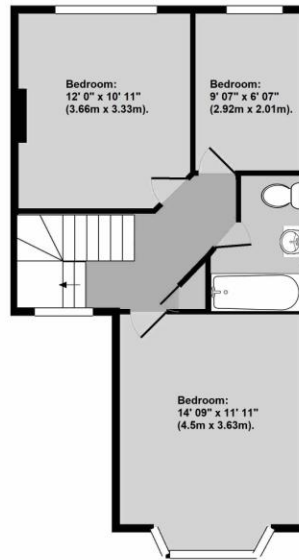
Additional Info:

Water softener.





GROUND FLOOR
APPROX. FLOOR
AREA 708 SQ.FT.
(65.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 479 SQ.FT.
(44.5 SQ.M.)

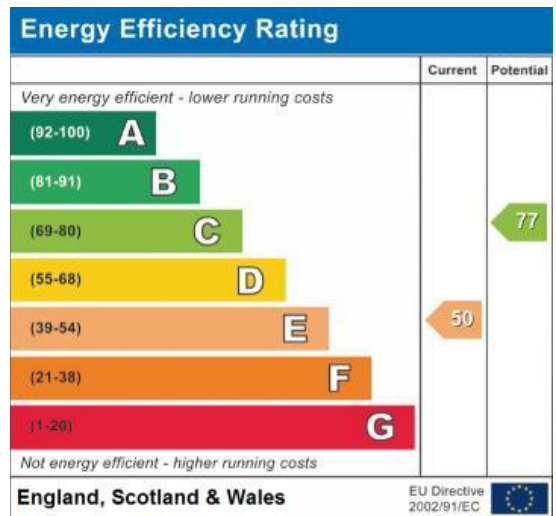
TOTAL APPROX. FLOOR AREA 1187 SQ.FT. (110.3 SQ.M.)

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: E

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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