

THOMAS BROWN

ESTATES



382 Court Road, Orpington, BR6 9BX

Asking Price: £735,000

- 5 Bedroom Extended Semi-Detached Home
- 24' Kitchen/Family Room, 85' Garden (Approx.)
- 3 Bathrooms, Modernised Throughout
- Off Street Parking for Multiple Vehicles





Property Description

Thomas Brown Estates are delighted to present this recently modernised and deceptively spacious, loft and rear extended five double bedroom, three bathroom semi-detached family home, set back from the road and boasting an impressive 24' x 20'6 kitchen/family room, stylish contemporary fittings throughout and wonderful views across the surrounding countryside to the rear.

In recent years, the current owners have thoughtfully extended, remodelled and refurbished the property throughout, creating a superb family home finished to an excellent standard. Improvements include a full rewire, new plumbing and underfloor heating to the majority of the ground floor.

The spacious accommodation is being offered to the market with no forward chain and comprises an entrance porch and generous hallway, an impressive open-plan kitchen/family room with direct access to the rear garden, three well-proportioned double bedrooms and a family bathroom featuring both a separate bath and shower.

To the first floor are two further double bedrooms, both benefitting from en-suite shower rooms, with one enjoying fantastic views across the surrounding countryside.

Externally, the property boasts a wonderful 85' rear garden, predominantly laid to lawn with patio and decked areas, providing the perfect setting for entertaining, alfresco dining and family enjoyment. To the front and side, a driveway and carport provide off street parking for numerous vehicles.

Court Road is ideally positioned for a range of local amenities, including well-regarded schools such as The Highway and St Olave's Grammar School, Chelsfield Station, Goddington Park, local shops and bus routes.

Please note some photos show AI generated furniture to illustrate how the property could be furnished.



Entrance Porch:

Double glazed door to front, double glazed window to side, tiled floor.

Entrance Hall:

Double glazed door to front, tiled floor, underfloor heating.

Kitchen/Family Room:

24' 0" x 20' 6" (7.32m x 6.25m). (L-Shape). Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven and gas hob with extractor over, integrated combi oven/microwave, integrated dishwasher, space for American fridge/freezer, double glazed sliding door to rear, double glazed window to rear, tiled floor, underfloor heating.

Bedroom:

15' 1" x 9' 9" (4.6m x 2.97m). Double glazed bay window to front, tiled floor, underfloor heating.

Bedroom:

13' 1" x 10' 9" (3.99m x 3.28m). (Measured at maximum). Double glazed bay window to front, tiled floor, underfloor heating.

Bedroom:

9' 10" x 9' 9" (3m x 2.97m). Double glazed opaque window to side, underfloor heating, tiled flooring.

Bathroom:

WC, wash hand basin in vanity unit, shower, bath with shower attachment, two double glazed opaque windows to side, tiled walls, tiled floor, heated towel rail.

Utility Room:

Also boiler room, space for washing machine, space for tumble dryer, double glazed door to side, external access.

Stairs To First Floor Landing:

Eaves storage cupboard, carpet, radiator.



Bedroom:

15' 4" x 12' 5" (4.67m x 3.78m). (Measured at maximum and part restricted head room). Two Velux windows, carpet, two radiators.

En-Suite:

WC, wash hand basin, double shower, Velux window, tiled floor, part tiled walls.

Bedroom:

14' 0" x 10' 3" (4.27m x 3.12m). (Measured at maximum). Double glazed window and French doors to rear with Juliet balcony, eaves storage, carpet, radiator.

En-Suite:

WC, wash hand basin in vanity unit, double shower, double glazed opaque window to rear, tiled walls, tiled floor, heated towel rail.

Other Benefits Include:

Garden:

85' (25.91m). (Approx.). Patio area and decked area with rest laid to lawn, shed, covered car port, side access.

Off Street Parking:

Block paved drive with space for multiple vehicles.

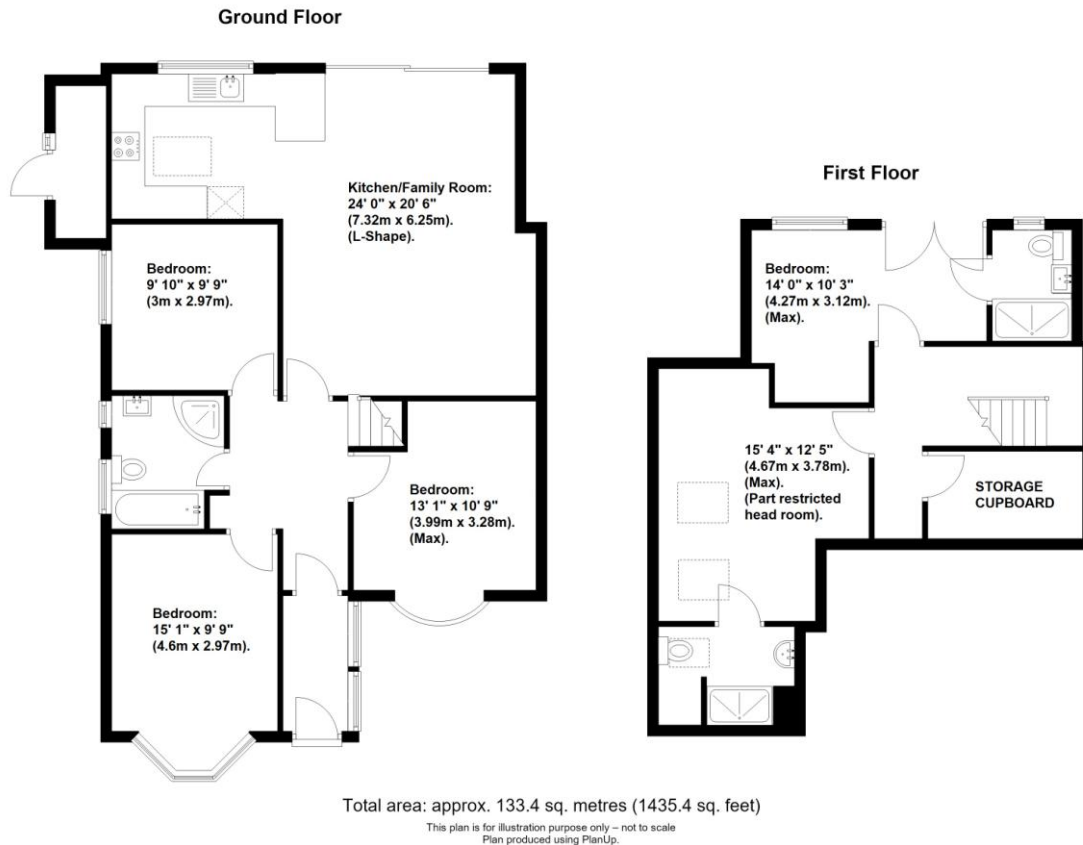
Central Heating System

Underfloor heating.

Double Glazing

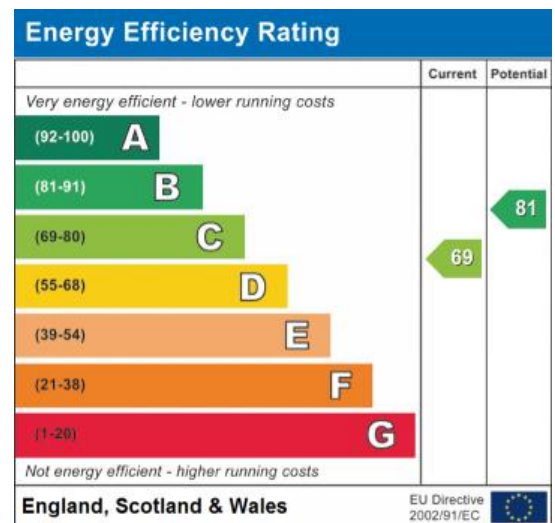
No Forward Chain





Council Tax Band: D

Tenure: Freehold



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES