

THOMAS BROWN

ESTATES



80 Charterhouse Road, Orpington, BR6 9EW **Fixed Price: £725,000**

- 4 Bedroom Semi-Detached House
- Potential to Extend into Loft Space (STPP)
- Highly Desirable Location
- Off Street Parking, Rear Extended





Property Description

Thomas Brown Estates are delighted to offer this rear extended 1950s bay fronted four bedroom semi-detached property, set on the highly desirable Charterhouse Road. The accommodation on offer comprises: entrance hallway, lounge, kitchen/diner, utility room, master bedroom with en-suite, and cloakroom to the ground floor. To the first floor are three bedrooms, and the family bathroom with separate WC. Externally there is a South West facing garden to the rear aspect of the property, mainly laid to lawn with a patio area, and off street parking to the front. STPP there is potential to extend into the loft space as many others have done on the road. Please call Thomas Brown Estates in Orpington to arrange your appointment to view.



ENTRANCE HALL

Double glazed door to front, under stairs storage, laminate tiled flooring, radiator.

LOUNGE

16' 01" x 12' 03" (4.9m x 3.73m) (measured into bay) Double glazed bay window to front, carpet, radiator.

KITCHEN/DINER

20' 04" x 18' 07" (6.2m x 5.66m) (narrowing to 16') Range of matching wall and base units with worktops over, one and a half bowl ceramic sink with mixer tap, integrated double oven, integrated 5 ring gas hob with extractor over, integrated fridge, integrated freezer, integrated dishwasher, integrated wine cooler, two double glazed windows to rear, two double glazed French doors to garden, under floor heating, laminate tiling.

UTILITY ROOM

18' 10" x 7' 10" (5.74m x 2.39m) Space for washing machine, space for tumble dryer, double glazed window to front, laminate flooring, electric radiator.

BEDROOM 1

16' 11" x 10' 06" (5.16m x 3.2m) Double glazed French doors to garden, carpet, two radiators.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower cubicle, part tiled walls, tiled flooring, extractor fan, heated towel rail.

CLOAKROOM

Low level WC, wash hand basin, laminate flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, loft access, carpet.

BEDROOM 2

13' 02" x 10' 01" (4.01m x 3.07m) Double glazed window to front, carpet, radiator.

BEDROOM 3

11' 03" x 9' 09" (3.43m x 2.97m) Double glazed window to rear, cupboard housing central heating boiler, carpet, radiator.

BEDROOM 4

9' 0" x 8' 03" (2.74m x 2.51m) Double glazed window to front, carpet, radiator.

BATHROOM

Wash hand basin in vanity unit, bath with shower over, double glazed window to side, part tiled walls, tiled flooring.

SEPARATE WC

Low level WC, double glazed window to side, tiled flooring.

OTHER BENEFITS INCLUDE:

GARDEN

80' 0" (24.38m) (approx.) Patio area with restlaid to lawn, shed.

OFF STREET PARKING

Space for 3 vehicles.

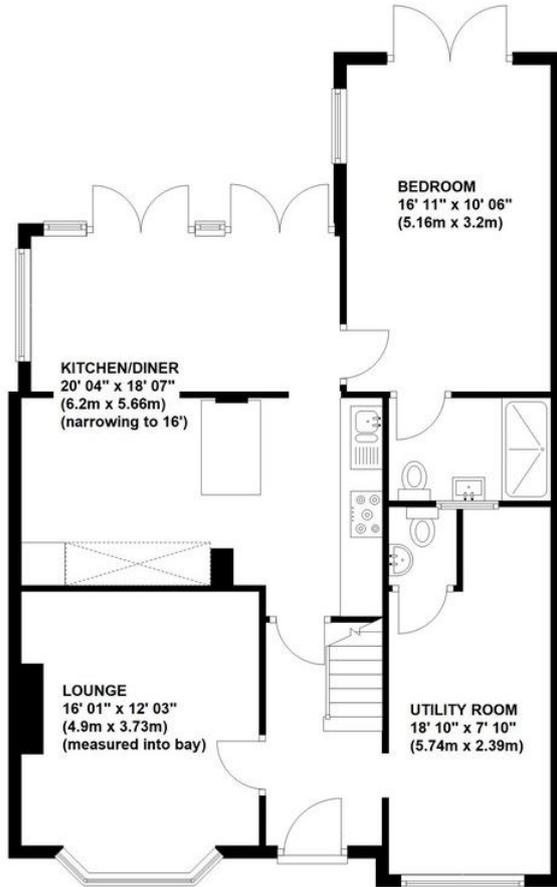
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



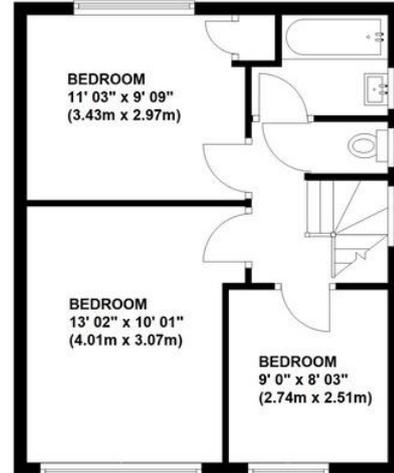
Ground Floor

Approx. 89.6 sq. metres (964.4 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



Total area: approx. 129.9 sq. metres (1397.8 sq. feet)

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



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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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