

THOMAS BROWN

ESTATES

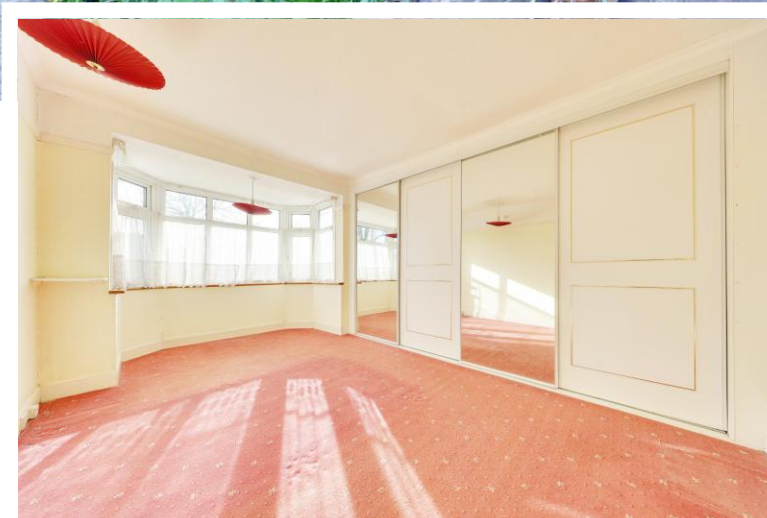


111 Spur Road, Orpington, BR6 0QP

Asking Price: £610,000

- 3 Bedroom Bay Fronted Semi-Detached House
- Well Located for Orpington High Street & Station
- 2 Reception Rooms, 80' Rear Garden
- No Forward Chain, Rear Extended





Property Description

Thomas Brown Estates are delighted to offer this rear extended, bay fronted 1930's semi-detached property (1466 sq. ft), offered to the market with no forward chain, and situated on the sought after Spur Road in South Orpington, providing easy access to Orpington High Street and station.

The accommodation comprises an entrance porch and hallway, a lounge with feature bay window, and a dining room open plan to the family room enjoying views over the rear garden. The ground floor also benefits from a kitchen and separate WC.

To the first floor a landing provides access to three bedrooms - two generous doubles featuring bay windows and fitted wardrobes - along with a family bathroom offering both a separate bath and shower, plus an additional WC.

Externally, the property boasts an impressive 80' rear garden, mainly laid to lawn with mature shrubs, a garage to the side, and a driveway to the front providing off street parking for two to three vehicles.

The home already offers substantial floor space, with further potential to extend further to the rear, convert the garage and/or loft space (subject to the necessary planning permissions), as many neighbouring properties have done.

Please note the property does require modernisation throughout, which has been reflected in the asking price.

Spur Road is ideally positioned for reputable local schools including Newstead Wood School and St. Olave's Grammar School, as well as local shops, bus routes, Orpington High Street and Orpington railway station.

Internal viewing is highly recommended. Please contact Thomas Brown Estates in Orpington to arrange a viewing and fully appreciate the prime location and potential on offer.





ENTRANCE PORCH

Double glazed door to front, double glazed opaque window to side, vinyl flooring.

ENTRANCE HALL

Double glazed opaque door to front, double glazed opaque window to front, carpet, radiator.

LOUNGE

14'03" x 12'10" (4.34m x 3.91m) Double glazed bay window to front, carpet, radiator.

DINING ROOM

15'04" x 11'01" (4.67m x 3.38m) (open plan to family room) Carpet, radiator.

FAMILY ROOM

18'04" x 9'08" (5.59m x 2.95m) Double glazed sliding door to rear, double glazed panels to side and rear, part carpet and part vinyl flooring, two radiators.



KITCHEN

10'08" x 7'10" (3.25m x 2.39m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated gas hob, space for fridge/freezer, space for washing machine, space for slimline dishwasher, double glazed opaque window to side, vinyl flooring.

CLOAKROOM

Low level WC, wash hand basin, opaque panel to side, tiled walls, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

16'08" x 11'07" (5.08m x 3.53m) (measured at maximum) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

15'04" x 11'11" (4.67m x 3.63m) (measured at maximum) Fitted wardrobes, sink, double glazed bay window to rear, carpet, radiator.

BEDROOM 3

7'09" x 7'05" (2.36m x 2.26m) Fitted storage, sink, double glazed window to front, carpet, radiator.

BATHROOM

Wash hand basin, bath, shower cubicle, double glazed opaque window to rear, tiled walls, vinyl flooring, heated towel rail.

SEPARATE WC

Low level WC, double glazed opaque window to side, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN

80'0" x 32'0" (24.38m x 9.75m) Patio area with rest laid to lawn, shed.

FRONT

Block paved drive, mature shrubs.

GARAGE

18'08" x 10'04" (5.69m x 3.15m) Up and over door to front, panel and door to rear, power and light.

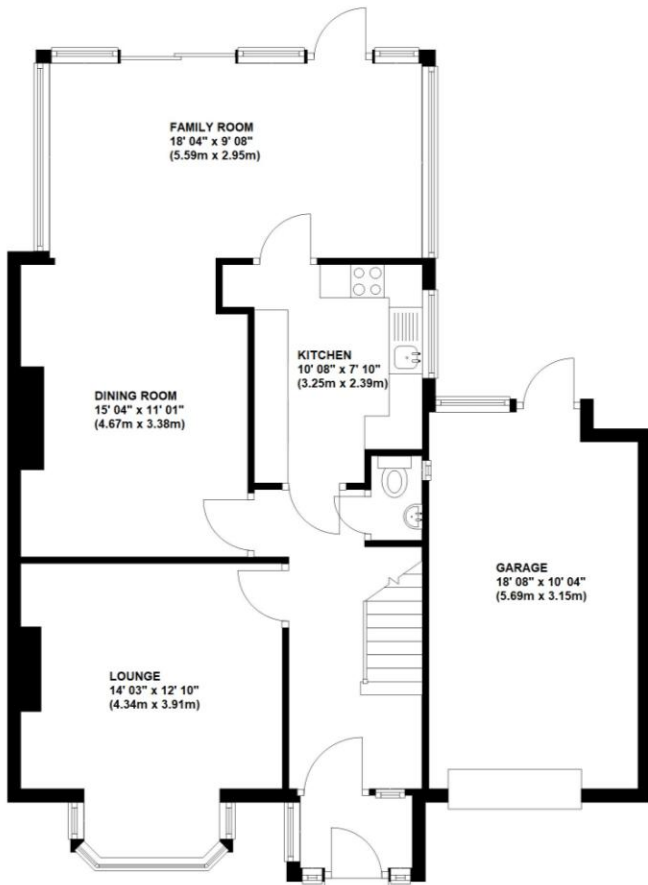
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



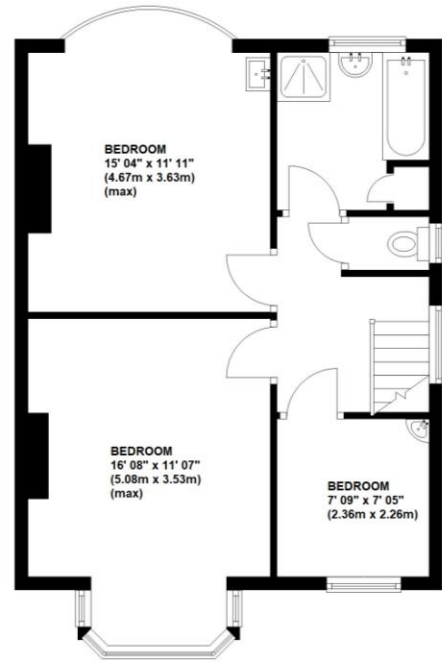
Ground Floor

Approx. 86.4 sq. metres (930.5 sq. feet)



First Floor

Approx. 49.8 sq. metres (535.8 sq. feet)



Total area: approx. 136.2 sq. metres (1466.3 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		82
(69-80) C		
(55-68) D	64	
(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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