THOMAS BROWN
ESTATES



169 Charterhouse Road, Orpington, BR6 9ET **Asking Price: £715,000**

- 3 Bedroom, Rear Extended Semi-Detached House
- Well Located for Locals Schools & Stations
- 21' Kitchen/Diner, 195' Rear Garden
- Garage & Off Street Parking











Property Description

Thomas Brown Estates are delighted to present this rear extended three bedroom semi-detached family home, occupying a sought after position on Charterhouse Road in South Orpington, boasting a superb open plan kitchen/diner and an impressive 195' rear garden.

The accommodation comprises an entrance hall, dual aspect lounge, 21'05 x 16'09 L-shaped kitchen/diner with direct access to the rear garden, utility room and WC to the ground floor.

To the first floor are three well-proportioned bedrooms, all benefiting from fitted/built-in storage, along with a stylish family shower room.

Externally, the property enjoys an exceptional 195' rear garden featuring a spacious patio area, providing an ideal setting for outdoor dining and entertaining, garage (storage only) and a driveway offering off street parking for numerous vehicles.

Please note that planning permission has been secured by the current owners in 2025 to convert the loft space- as many neighbouring properties have done so already.

Charterhouse Road is ideally positioned for a range of highly regarded local schools, including St. Olave's Grammar School and The Highway Primary School, as well as local shops, bus routes and popular parks. Orpington and Chelsfield mainline stations are also easily accessible, providing excellent transport links.

An internal viewing is highly recommended to fully appreciate the generous proportions, excellent garden and desirable location this outstanding family home has to offer. Please contact Thomas Brown Estates to arrange your appointment.









Entrance Hall:
Composite door to front, storage cupboard, tiled flooring, radiator.

Lounge:
17' 09" x 16' 01" (5.41m x 4.9m). (Measured at maximum). Double glazed window to front, double glazed bay window to side, wood effect flooring, radiator.

Kitchen/Diner:
21' 05" x 16' 09" (6.53m x 5.11m). (Measured at maximum). (L-shaped). Range of matching wall and base units with worktops over, sink, integrated double oven, integrated gas hob with extractor over, space for American fridge/freezer, double glazed door with shutters and double glazed door to rear, tiled flooring, two radiators.

Utility Room:
6' 03" x 5' 11" (1.91m x 1.8m). Range of matching wall and base units with worktops over, sink, space for washing machine, space for tumble dryer, tiled flooring.

Cloakroom:
WC, sink, double glazed window to front, tile flooring, radiator.

Stairs To First Floor Landing:
Double glazed window to rear, carpet to stairs, wood effect flooring to landing.

Bedroom 1:
11' 11" x 10' 0" (3.63m x 3.05m). Built in storage, fitted wardrobes, double glazed window to front, wood effect flooring, radiator.

Bedroom 2:
10' 09" x 9' 10" (3.28m x 3m). Fitted wardrobe, fitted desk and storage, double glazed window to front, two double glazed windows to side, wood effect flooring, radiator.

Bedroom 3:
7' 10" x 7' 06" (2.39m x 2.29m). Built in wardrobe, fitted desk and storage, double glazed window to side and rear, wood effect flooring, radiator.

Shower Room:
WC, wash hand basin in vanity unit, double shower cubicle with rainforest head and shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

Other Benefits Include:

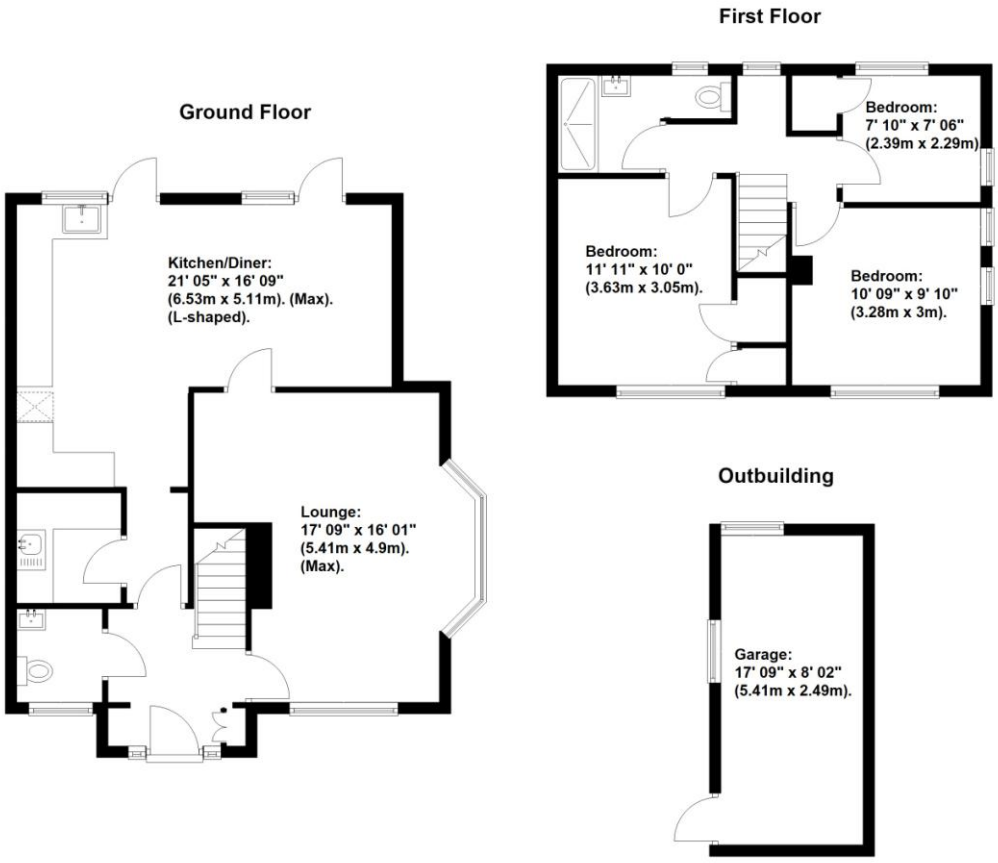
Garden:
195' 0" (59.44m) Patio area with rest laid to lawn, side access.

Garage:
17' 09" x 8' 02" (5.41m x 2.49m). Door to side, window to side and rear, power and light.

Off Street Parking
Block paved drive for multiple vehicles.

Double Glazing

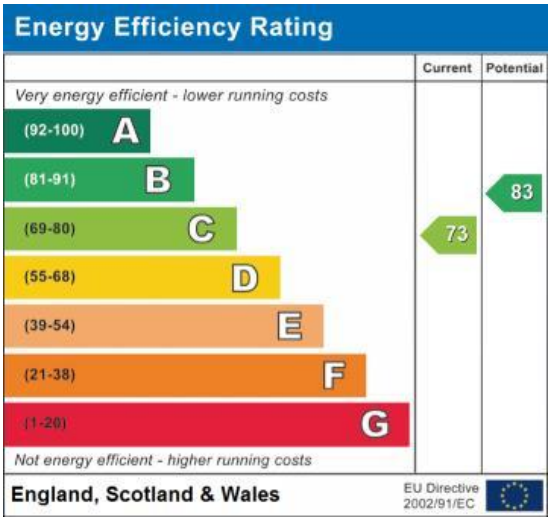
Central Heating System



Total area: approx. 116.3 sq. metres (1251.9 sq. feet)

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





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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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

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