THOMAS BROWN
ESTATES



Chipperfield Road, Orpington, BR5 2PZ

Fixed Price: £490,000

- 3 Double Bedroom, Larger Style Semi-Detached House
- Well Located for Local Schools & St. Mary Cray Station
- Potential to Extend (STPP)
- Off Street Parking, Deceptively Spacious











Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, larger style purpose built three double bedroom semi-detached house, boasting attractive views over local playing fields to the front.

Despite already offering substantial living accommodation, the property also provides fantastic potential for a rear extension and/or loft conversion, subject to the necessary planning permissions, making this an ideal long-term family home.

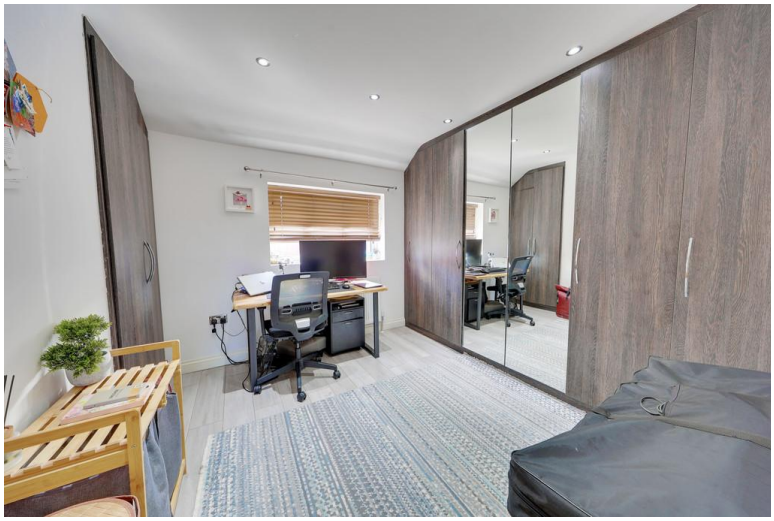
The accommodation comprises a welcoming entrance hallway, an impressive 23'7 dual aspect lounge/dining room, kitchen and convenient ground floor WC. To the first floor are three well proportioned double bedrooms and a contemporary shower room.

Externally, the property benefits from a private rear garden, driveway to the front providing off-street parking for 2-3 vehicles, and a useful side lean-to providing covered storage.

Chipperfield Road is conveniently located for a range of local schools, shops and bus routes, whilst St. Mary Cray mainline station is also within easy reach, providing excellent transport links.









Entrance Hall:
Double glazed door to front, two storage cupboards, laminate flooring, radiator.

Lounge:
23' 07" x 12' 08" (7.19m x 3.86m). Double glazed window to front, double glazed French doors to garden, two double glazed panels to rear, laminate flooring, two radiators.

Kitchen:
10' 10" x 10' 09" (3.3m x 3.28m). Range of matching wall and base units with worktops over, one and a half bowl ceramic sink with mixer tap, integrated double oven, integrated undercounter fridge, integrated washing machine, integrated gas hob with extractor over, plumbing for dishwasher, central heating boiler, water softener, double glazed window to rear, part tiled walls, tiled flooring.

Lobby Area:
Space for fridge/freezer, double glazed door to lean-to, tiled flooring.

Lean-To:
23' 02" x 6' 03" (7.06m x 1.91m). Stainless steel sink with mixer tap, plumbing for washing machine, double glazed door to front, double glazed door and window to rear garden.

Cloakroom:
Integrated basin toilet, single glazed window to side.

Stairs To First Floor Landing:
Double glazed window to side, carpet, loft access.

Bedroom 1:
13' 05" x 12' 09" (4.09m x 3.89m). Built in wardrobe, double glazed window to rear, laminate flooring, radiator.

Bedroom 2:
12' 09" x 10' 0" (3.89m x 3.05m). Built in wardrobe, double glazed window to front, laminate flooring, radiator.

Bedroom 3:
10' 03" x 10' 03" (3.12m x 3.12m). (Measured to back of wardrobes). Built in wardrobe and built in storage, double glazed window to rear, laminate flooring, radiator.

Shower Room:
WC, wash hand basin in vanity unit, shower cubicle, double glazed window to side, extractor fan, tiled walls, tiled flooring.

Other Benefits Include:

Garden:
50' 0" x 30' 0" (15.24m x 9.14m). (Approx.). Patio area, awning, laid to lawn, raised decked area to rear with storage underneath.

Off Street Parking
Space for 2/3 vehicles.

Double Glazing

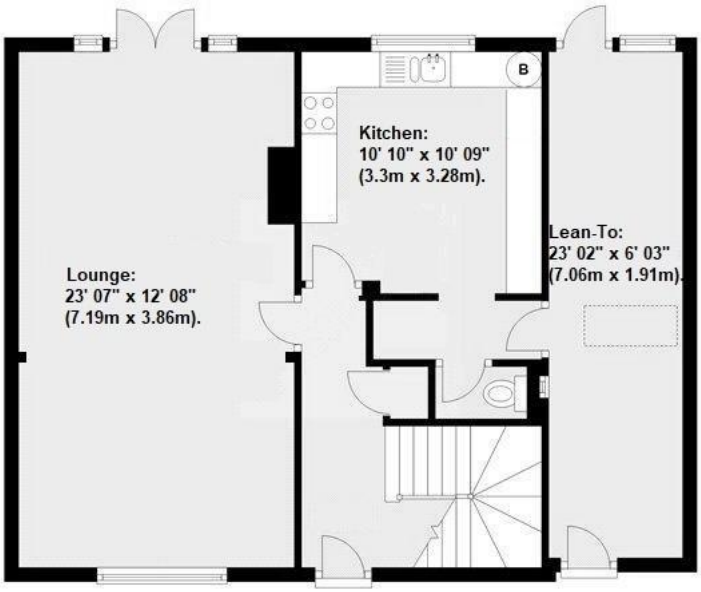
Central Heating System

Freehold

Council Tax Band: E

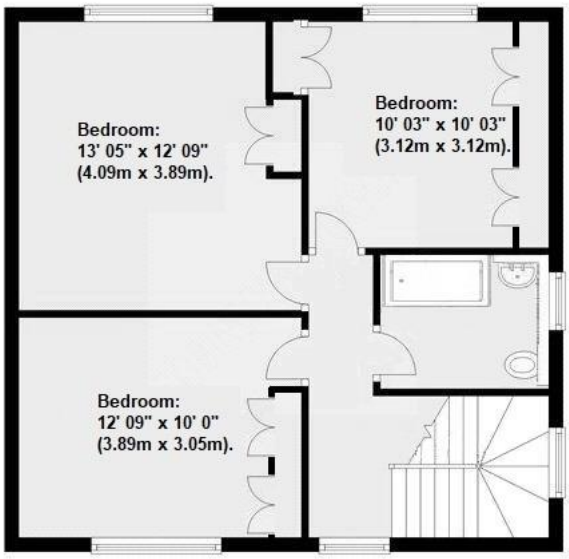
Ground Floor

Approx. 68.2 sq. metres (733.7 sq. feet)



First Floor

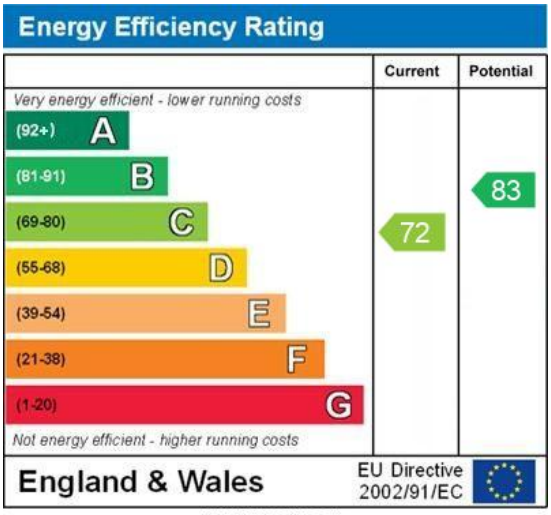
Approx. 54.6 sq. metres (587.9 sq. feet)



Total area: approx. 122.8 sq. metres (1321.6 sq. feet)

This plan is for illustration purpose only - not to scale





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Council Tax Band: E

Tenure: Freehold

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