



**Court Road | | BR6**  
**£490,000**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>61</b>	<b>79</b>

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England, Scotland & Wales EU Directive 2002/91/EC

-  Offered chain free
-  Close to Goddington Park
-  Easy access Orpington High St & Station
-  St Olaves Grammar School is nearby
-  Spacious semi-detached bungalow
-  3 bedrooms
-  Great potential to extend (stpp)
-  2 large garages



**STORM PORCH:**

double glazed front door to:

**ENTRANCE HALL:**

radiator: access to spacious loft area: storage cupboard: doors to:-

**BEDROOM 1 (currently used as Lounge):**

with double glazed bay window to front aspect: 2 feature 'arched' leaded windows to side aspect: fireplace with electric fire: radiator: cupboard housing electric meter/consumer unit.

**BEDROOM 2:**

double glazed window to front aspect: fitted with a range of wardrobe units: radiator.

**BEDROOM 3:**

double glazed window to side aspect: wardrobe cupboards (to remain): radiator.

**BATHROOM:**

opaque double glazed window to side aspect: suite comprising panel enclosed bath with hand/shower attachment: pedestal wash hand basin: low level w.c.: part tiled walls: vinyl tile effect flooring: radiator.

**LIVING ROOM:**

with double glazed French doors to garden: fireplace: 2 radiators: door to:-

**KITCHEN:**

with large double glazed window to rear, overlooking the garden: double glazed door to side: fitted with a range of wall and base storage units with work surfaces over: single drainer stainless steel sink unit: integrated oven: integrated gas hob with extractor over: washer/dryer (to remain): fridge/freezer (to remain): further storage cupboard also housing gas meter: wall mounted combi boiler (installed 2023): vinyl tile effect flooring: part tiled walls.

**TWO DETACHED GARAGES:**

There are 2 large detached garages at the rear of the garden, both with courtesy doors from garden and up & over doors to rear service road.

**GARDENS:**

These are arranged to front and rear. The front garden being laid to lawn with shrub borders. The rear garden is mainly laid to lawn with patio area, paths, greenhouse, a brick built shed/workshop, outside tap, pedestrian gated access to both the front of the property and to the rear service road.

We are pleased to offer for sale this spacious, 3 bedroom semi-detached bungalow, now requiring some updating but benefiting from having the roof replaced in the last 20 years, and a good size rear garden with 2 large garages. There is great potential to extend and create a lovely home (s.t.p.p). Offered with no onward chain. Conveniently located for easy access to both Orpington High Street and mainline station with fast commuter links to Central London, close to Goddington Park and also the favoured St Olaves Grammar School. Junction 4 of the M25 is also a short drive away.