

THOMAS BROWN

ESTATES

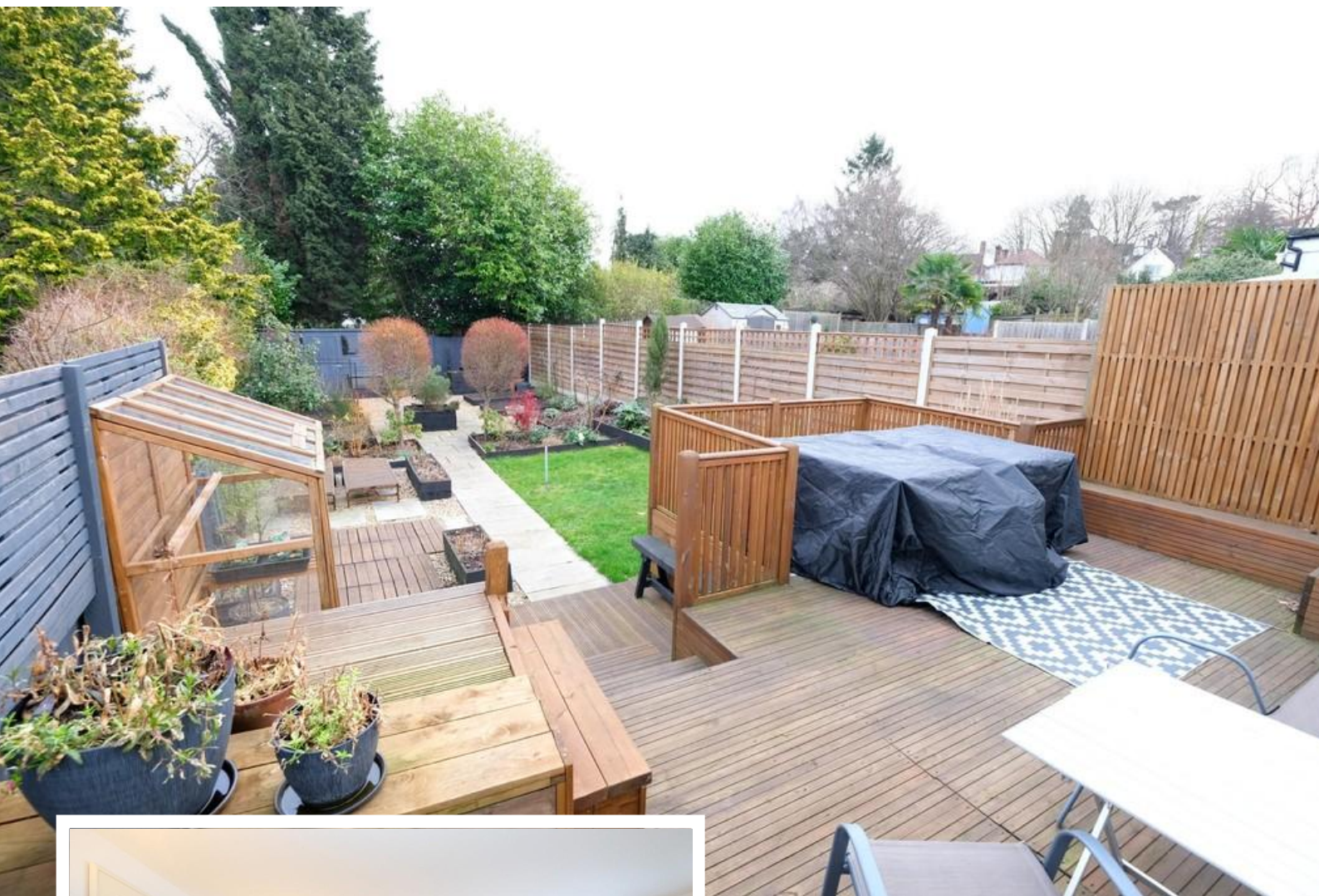


10 Sandy Lane, Orpington, BR6 0DY

Asking Price: £475,000

- 2 Double Bedroom Semi-Detached Bungalow
- Well Located for Orpington High Street & Station
- Off Street Parking
- Landscaped Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this very well presented, two double bedroom semi-detached bungalow that has been modernised throughout by the current owner, set on a popular residential road in central Orpington. The property is within close proximity to Perry Hall Primary School, Poverest Park, Broomhill Common, Orpington High Street and Station. The accommodation on offer comprises: entrance hall, lounge/dining room and kitchen both with views over the rear garden, two double bedrooms and a shower room. Externally, there is a fantastic landscaped rear garden with large decked area perfect for entertaining and alfresco dining, and off street parking to the front for two vehicles. Sandy Lane is very well located for local schools, shops, bus routes and Orpington mainline station. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange a viewing to fully appreciate the quality of location and specification on offer.



ENTRANCE HALL

Double glazed door to side, carpet, radiator.

LOUNGE/DINER

14' 6" x 10' 9" (4.42m x 3.28m) Double glazed sliding door to rear, carpet, radiator.

KITCHEN

9' 8" x 8' 6" (2.95m x 2.59m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated electric hob, extractor hood, integrated under counter fridge, integrated slimline dishwasher, space for washing machine, double glazed window to rear, double glazed door to side, vinyl flooring, radiator.



BEDROOM 1

15' 4" x 10' 9" (4.67m x 3.28m) Double glazed bay window to front, carpet, radiator.

BEDROOM 2

10' 8" x 8' 5" (3.25m x 2.57m) Double glazed window to front, carpet, radiator.



SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

75' 0" (22.86m) Landscaped, decked seating area, part laid to lawn, shed, allotment area.

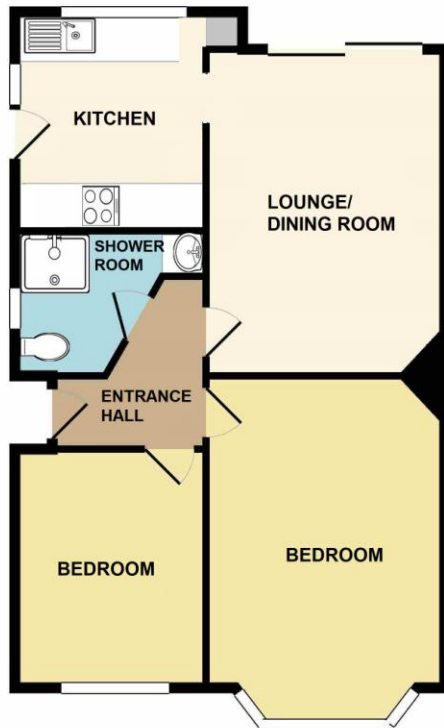
OFF STREET PARKING

Block paved drive for two vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





TOTAL APPROX. FLOOR AREA 570 SQ.FT. (53.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(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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