

# THOMAS BROWN

ESTATES



**123 Lancing Road, Orpington, BR6 0QY**

**Asking Price: £435,000**

- 2 Bedroom Semi-Detached Bungalow
- Well Located for Orpington High Street
- Fantastic Potential to Extend Further (STPP)
- No Forward Chain, Sought After Location





## Property Description

Thomas Brown Estates are delighted to offer this extended two bedroom semi-detached bungalow situated on a sought after road in South Orpington, providing easy access to Orpington High Street and Station with the added benefit of being offered with no forward chain. The accommodation comprises; entrance hall, lounge, lean-to extension, kitchen, bathroom and two bedrooms. Externally there is a good size rear garden mainly laid to lawn with a patio area perfect for alfresco dining and entertaining, and a driveway to the front. STPP there is fantastic potential to extend to the rear and/or into the loft space as many have done in the local area. Please call Thomas Brown Estates to organise an appointment to view to fully appreciate the quality of location on offer.



#### ENTRANCE HALL

Door to side, carpet, radiator.

#### LOUNGE

13' 07" x 11' 05" (4.14m x 3.48m) Door to lean-to, carpet, radiator.

#### LEAN-TO

17' 0" x 7' 08" (5.18m x 2.34m) (measured at maximum) Space for washing machine, double glazed windows to rear, door to side, carpet, two radiators.



#### KITCHEN

9' 05" x 9' 01" (2.87m x 2.77m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for undercounter fridge and freezer, window to side, window to rear, double glazed opaque door to side, vinyl flooring.

#### BEDROOM 1

13' 06" x 11' 05" (4.11m x 3.48m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

9' 01" x 9' 0" (2.77m x 2.74m) Double glazed window to front, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath, window to side, tiled walls, tile effect flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

75' 0" (22.86m) Patio area with rest laid to lawn, mature shrubs, shed.



#### OFF STREET PARKING

Drive, mature shrubs and flowerbeds, covered access to side.

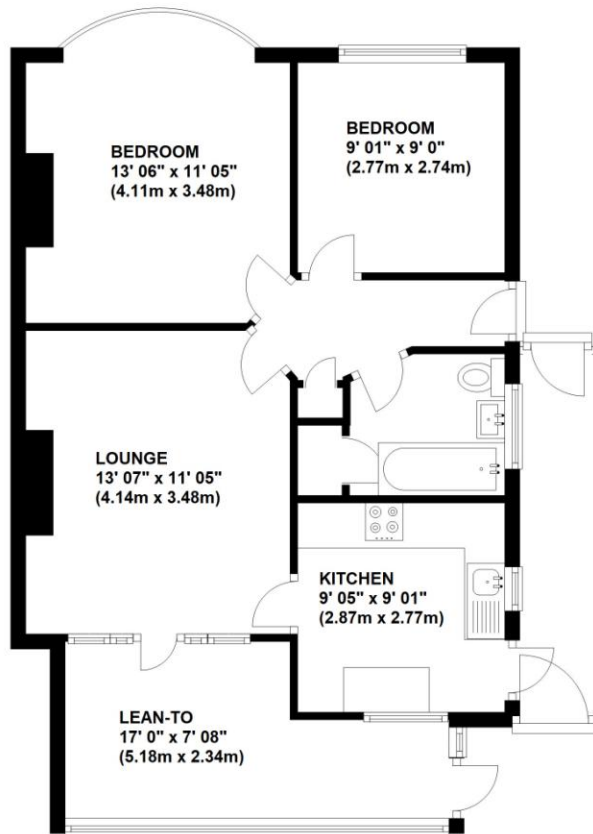
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

## Ground Floor

Approx. 61.9 sq. metres (666.5 sq. feet)



Total area: approx. 61.9 sq. metres (666.5 sq. feet)



**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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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