

# THOMAS BROWN

ESTATES

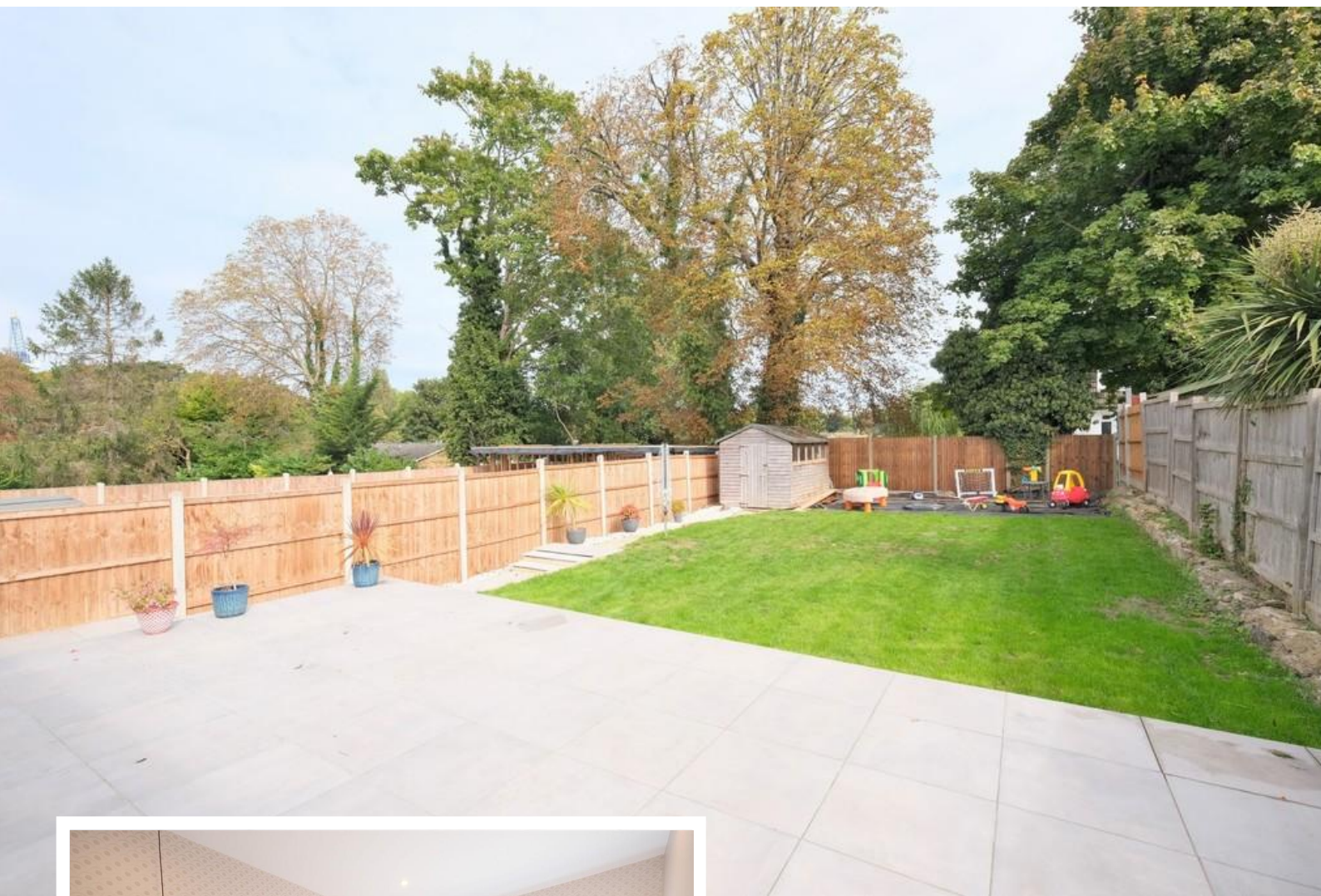


**21 Southcroft Road, Orpington, BR6 9QG**

**Asking Price: £685,000**

- 3 Bedroom Extended Semi-Detached Bungalow
- Walking Distance to Orpington Station
- Off Street Parking
- Very Well Presented





## Property Description

Thomas Brown Estates are delighted to offer this very well presented and extended three bedroom semi-detached bungalow, situated within easy walking distance to Orpington Station and within close proximity to many sought after schools such as Darrick Wood, Newstead Woods school for girls and Tubbenden Primary. Ideal for the London bound commuter, the accommodation on offer comprises: private entrance hallway, spacious lounge, extended kitchen/diner, utility room, three bedrooms and a family bathroom. Externally there is a good size private garden mainly laid to lawn, with a large patio perfect for alfresco dining, and off street parking to the front of the property. Southcroft Road is well located for local schools, shops, bus routes, Orpington High Street, and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Composite door to front, double glazed panels to front and side, storage cupboard, loft access, laminate flooring, radiator.

#### LOUNGE

15' 02" x 12' 05" (4.62m x 3.78m) Feature fireplace, double glazed window to front, carpet, radiator.

#### KITCHEN/DINING ROOM

22' 03" x 18' 02" (6.78m x 5.54m) Range of matching wall and base units with worktops over, butler style sink with mixer tap, bespoke boiling hot water tap, integrated double oven, integrated fridge, integrated freezer, integrated dishwasher, integrated wine cooler, central island with USB port plugs, feature fireplace, bifold doors with built in blinds, laminate flooring, two radiators.



#### UTILITY ROOM

9' 10" x 5' 01" (3m x 1.55m) Range of matching wall and base units with worktops over, ceramic sink with mixer tap, plumbing for washing machine, space for dryer, sky light, laminate flooring, radiator.

#### BEDROOM 1

12' 05" x 10' 07" (3.78m x 3.23m) (measured to back of fitted wardrobe) Fitted wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 2

10' 08" x 9' 07" (3.25m x 2.92m) (measured to back of fitted wardrobe) Fitted wardrobe, double glazed window to side, carpet, radiator.



#### BEDROOM 3

10' 07" x 9' 08" (3.23m x 2.95m) (measured to back of fitted wardrobe) Fitted wardrobe, double glazed window to side, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, panel enclosed bath and shower attachment, shower cubicle, storage cupboard, double glazed window to side, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

60' 0" x 35' 0" (18.29m x 10.67m) (approx.) Patio area with rest laid to lawn, children's play area, side access, shed, outside water tap.

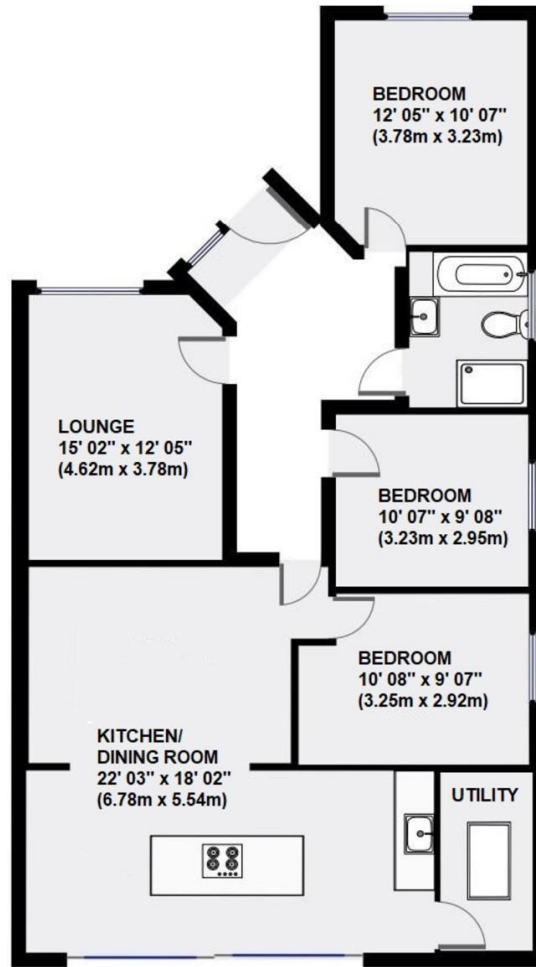
#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### VERY GOOD CONDITION THROUGHOUT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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	

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**Construction: Standard**

**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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