

THOMAS BROWN

ESTATES



27 Hilborough Way, Orpington, BR6 7EW

Asking Price: £587,995

- 2 Double Bedroom Detached Bungalow
- Potential to Extend to the Side and/or into Loft Space (STPP)
- Sought After Farnborough Village
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom detached bungalow situated in the ever popular Farnborough village, being offered to the market with no forward chain and boasting a 23'08 lounge/dining room, good size corner plot and detached garage. The property comprises; entrance hall, lounge/dining room with direct access to the garden, kitchen, bathroom with separate bath and shower, and two double bedrooms. Externally there is a garden to the side mainly laid to lawn, garage to the side with driveway in front. STPP there is potential to extend to the side and/or into the loft space if required. Hilborough Way is well located for local schools including Farnborough Primary School and Darrick Wood Schools, local village shops, station and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location and potential on offer.



ENTRANCE HALL

Double glazed door to front, carpet, radiator.

LOUNGE/DINER

23' 08" x 12' 0" (7.21m x 3.66m) Double glazed window to rear, double glazed French door to side, carpet, two radiators.

KITCHEN

11' 06" x 10' 06" (3.51m x 3.2m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated gas hob with extractor over, integrated fridge/freezer, double glazed window to front, double glazed door to side, wood flooring.



BEDROOM 1

11' 11" x 11' 08" (3.63m x 3.56m) Fitted wardrobes, double glazed window to side, carpet, radiator.

BEDROOM 2

10' 08" x 10' 05" (3.25m x 3.18m) Fitted wardrobes, double glazed window to side, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, shower cubicle, bath with shower attachment, double glazed opaque window to front, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

42' 0" x 30' 0" (12.8m x 9.14m) Patio area with rest laid to lawn, side access.

GARAGE

15' 09" x 8' 01" (4.8m x 2.46m) Up and over door to front, double glazed opaque door to side.



FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

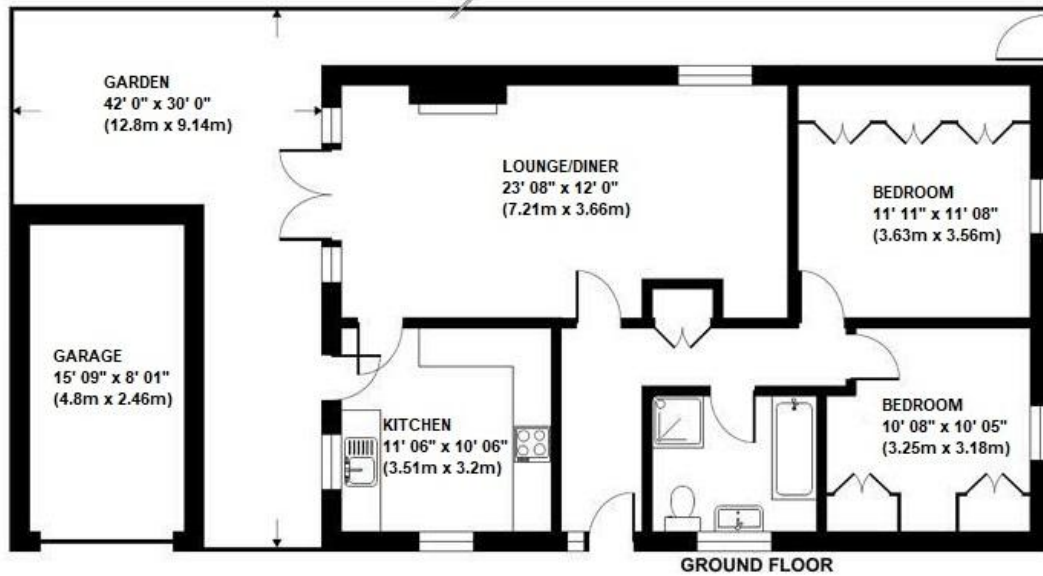
NO FORWARD CHAIN

Approximate Area = 816 sq ft / 75.8 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 942 sq ft / 87.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(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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Construction: Standard

Council Tax Band: F

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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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