

THOMAS BROWN

ESTATES



26 Bedford Road, Orpington, BR6 0QH

Asking Price: £528,000

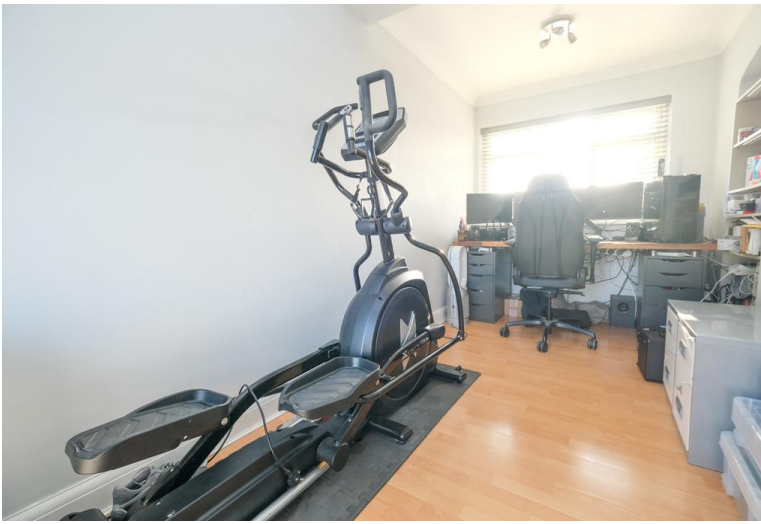
- 3 Double Bedroom Extended Semi-Detached Bungalow
- Potential to Extend (STPP)
- Well Located for Orpington High Street & Station
- Fantastic 110'x55' Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this extended, three double bedroom semi-detached bungalow boasting a fantastic 110'x55' rear garden, set in a very popular road in Orpington that must be viewed to fully appreciate the potential to extend (STPP) and location on offer. The property is situated within walking distance of Orpington High Street and Station and comprises: entrance hallway, lounge that is open plan to the dining room, fitted kitchen, family bathroom and three double bedrooms. Externally there is a large mature garden mainly laid to lawn and a driveway to the front for two vehicles. STPP the property has great potential to extend further across the rear, side and/or into the loft space to create a spacious and wonderful family home as many others have done in the local area. Bedford Road is very well located for Orpington High Street, Orpington mainline station, local schools and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate what this property has to offer.



ENTRANCE HALL

Composite door to side, laminate flooring, radiator.

LOUNGE

13' 03" x 12' 09" (4.04m x 3.89m) (open plan to dining room) Laminate flooring, radiator.

DINING ROOM

16' 11" x 6' 11" (5.16m x 2.11m) Double glazed windows and double glazed French doors to rear, laminate flooring, radiator.



KITCHEN

9' 11" x 6' 08" (3.02m x 2.03m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven/grill, integrated gas hob, space for fridge/freezer, space for washing machine, vinyl flooring.

BEDROOM 1

14' 09" x 9' 11" (4.5m x 3.02m) Double glazed bay window to front, carpet, radiator.

BEDROOM 2

11' 11" x 9' 07" (3.63m x 2.92m) Double glazed window to front, carpet, radiator.

BEDROOM 3

14' 11" x 7' 07" (4.55m x 2.31m) Double glazed window to front and rear, laminate flooring, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

110' 0" x 55' 0" (33.53m x 16.76m) (measured at maximum) Patio area with rest laid to lawn, mature shrubs, side access.

OFF STREET PARKING

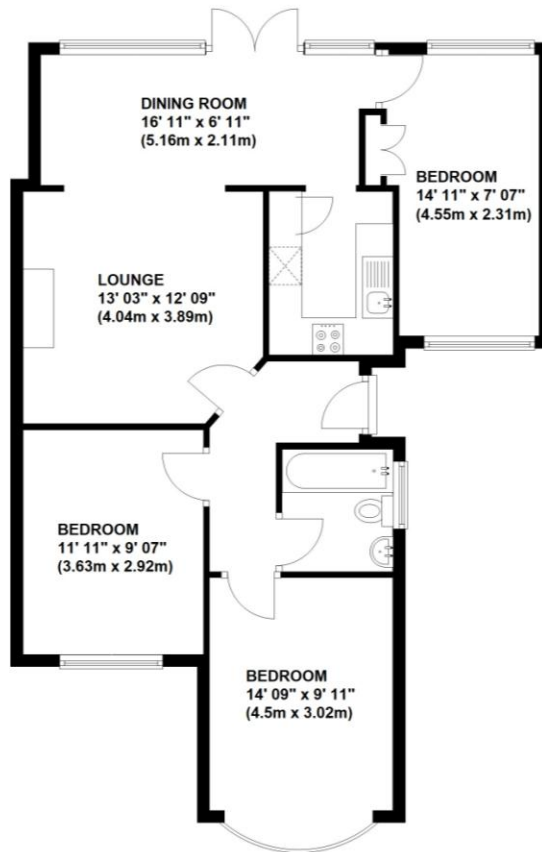
Space for two vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

Ground Floor

Approx. 75.8 sq. metres (816.3 sq. feet)



Total area: approx. 75.8 sq. metres (816.3 sq. feet)

This plan is for illustration purpose only - not to scale



Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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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