

# THOMAS BROWN

ESTATES

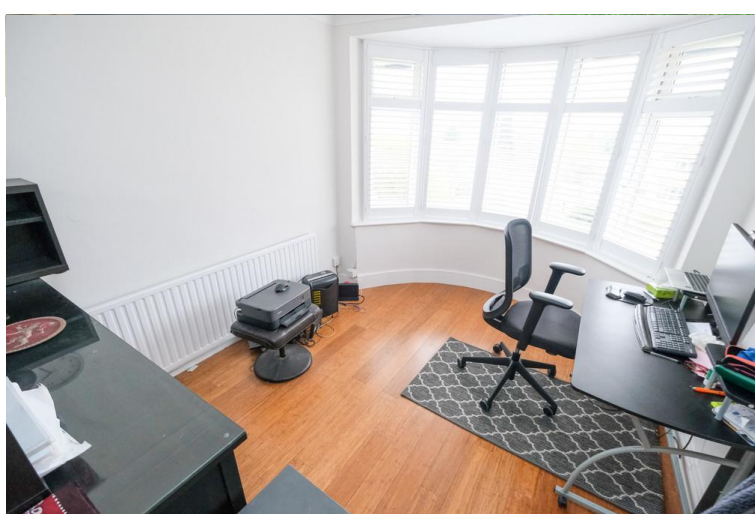


**26 Crofton Road, Orpington, BR6 8AF**

**Asking Price: £535,000**

- 3 Bedroom Extended Semi-Detached Bungalow
- Potential to Extend into Loft Space (STPP)
- Well Located for Orpington Station & Local Schools
- Off Street Parking to Rear





## Property Description

Thomas Brown Estates are delighted to offer this 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: entrance porch and hallway, lounge that leads to the recently refurbished conservatory, kitchen/diner, three bedrooms, modern bathroom with separate WC and utility room. Externally there is a well kept rear garden with access to the converted garage, that would make an ideal home office/gym with parking for two vehicles to the rear (via a service road). STPP there is fantastic potential to extend into the loft space as many others have done in the location. Crofton 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 to fully appreciate the quality of accommodation on offer.



#### ENTRANCE PORCH

Composite door to front, double glazed panel to front, tiled flooring.

#### ENTRANCE HALL

Storage cupboard, engineered wood flooring, two radiators.

#### LOUNGE

13' 05" x 12' 07" (4.09m x 3.84m) Double glazed sliding door to conservatory, engineered wood flooring, radiator.

#### KITCHEN/DINER

13' 10" x 12' 10" (4.22m x 3.91m) 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 microwave, space for table and chairs, double glazed window to rear, vinyl flooring, radiator.



#### CONSERVATORY

13' 0" x 8' 08" (3.96m x 2.64m) Double glazed French door to rear, skylight, tiled flooring, electric radiator.

#### UTILITY ROOM

18' 02" x 5' 06" (5.54m x 1.68m) Range of matching wall and base units with worktops over, ceramic sink, space for undercounter fridge, space for undercounter freezer, space for washing machine, space for tumble dryer, double glazed opaque window to rear, double glazed opaque door to front, double glazed opaque door to side, vinyl flooring.

#### BEDROOM

11' 05" x 9' 05" (3.48m x 2.87m) Double glazed bay window with shutters to front, engineered wood flooring, radiator.

#### BEDROOM

12' 11" x 8' 02" (3.94m x 2.49m) (measured to front of wardrobes) Fitted wardrobes, double glazed window with shutters to front, carpet, radiator.



#### BEDROOM

9' 05" x 7' 0" (2.87m x 2.13m) Double glazed window to side, engineered wood flooring, radiator.

#### BATHROOM

Wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

#### SEPARATE WC

Low level WC, wash hand basin in vanity unit, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

28' 07" x 23' 08" (8.71m x 7.21m) Patio area with rest laid to lawn, covered storage.

#### HOME OFFICE/GYM

14' 06" x 12' 02" (4.42m x 3.71m) Door to front, opaque panels to front and side, power and light.

#### FRONT GARDEN

Steps and path to front door, part laid to lawn, mature shrubs.

#### OFF STREET PARKING

Drive to rear for two vehicles - accessed via service road.

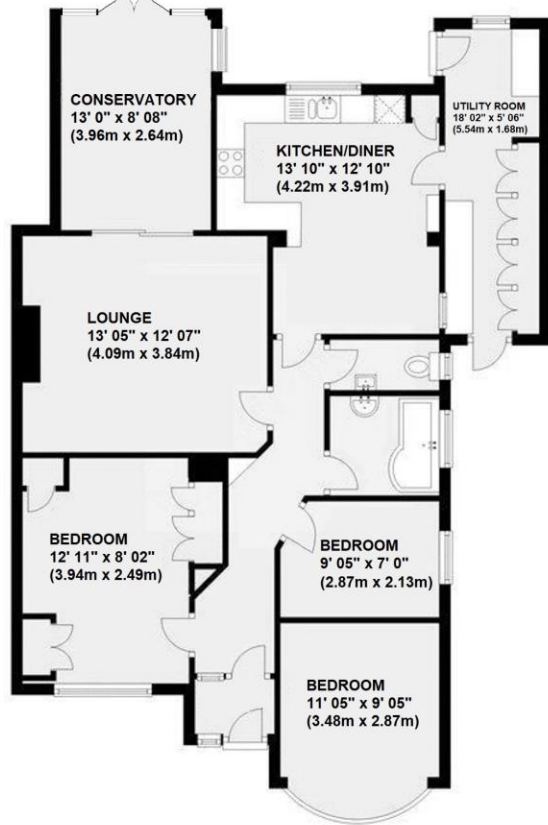
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



## Ground Floor

Approx. 97.5 sq. metres (1049.7 sq. feet)



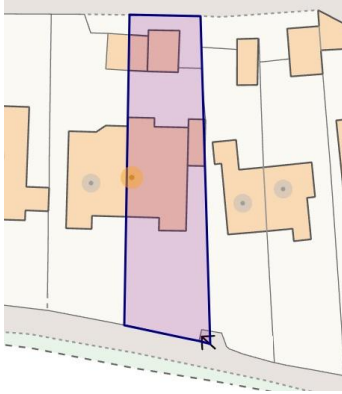
## Outbuilding

Approx. 17.1 sq. metres (183.8 sq. feet)



Total area: approx. 114.6 sq. metres (1233.5 sq. feet)

This plan is for general layout guidance and may not be to scale.



**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>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	56	
(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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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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