

# THOMAS BROWN

ESTATES



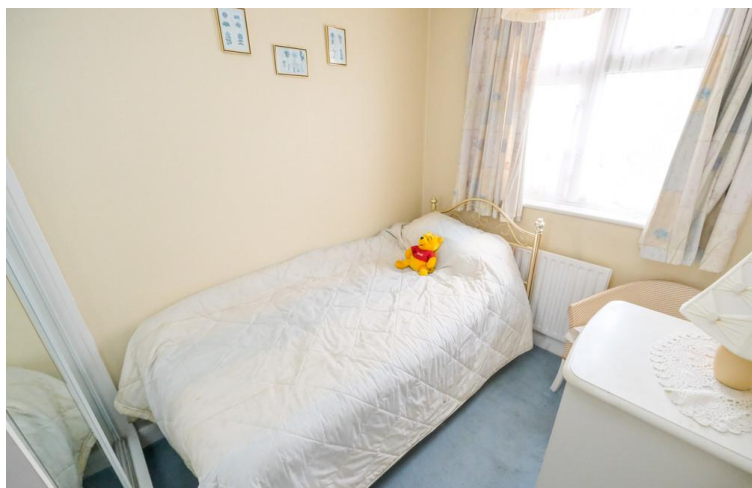
**72 Crofton Road, Orpington, BR6 8HY**

**Asking Price: £524,000**

- 3 Bedroom Semi-Detached Bungalow
- Potential to Extend (STPP)
- Well Located for Orpington Station & many Sought After Schools
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached bungalow, being offered to the market with no forward chain and situated within easy walking distance to Orpington Station and 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 hallway, lounge that leads to the rear garden, kitchen, shower room and three bedrooms. Externally there is a rear garden mainly laid to lawn with a driveway to the front. STPP there is fantastic potential to extend across the rear and/or into the loft space as many others have done in the location. Please note this property does require modernisation throughout and is reflected in the asking price. 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 potential and location on offer.





#### ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

#### LOUNGE

13' 05" x 12' 06" (4.09m x 3.81m) Double glazed sliding doors to rear, carpet, radiator.

#### KITCHEN

9' 08" x 8' 04" (2.95m x 2.54m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, double glazed window to rear, double glazed door to side, vinyl flooring, radiator.



#### BEDROOM 1

12' 10" x 9' 11" (3.91m x 3.02m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 05" x 9' 05" (3.48m x 2.87m) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 3

9' 05" x 6' 11" (2.87m x 2.11m) Fitted wardrobe, double glazed window to side, carpet, radiator.



#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, part tiled walls, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

65' 0" x 32' 0" (19.81m x 9.75m) Laid to lawn, mature shrubs and hedges, shed, side access.

#### FRONT GARDEN

Drive, path, mature shrubs.

#### DOUBLE GLAZING

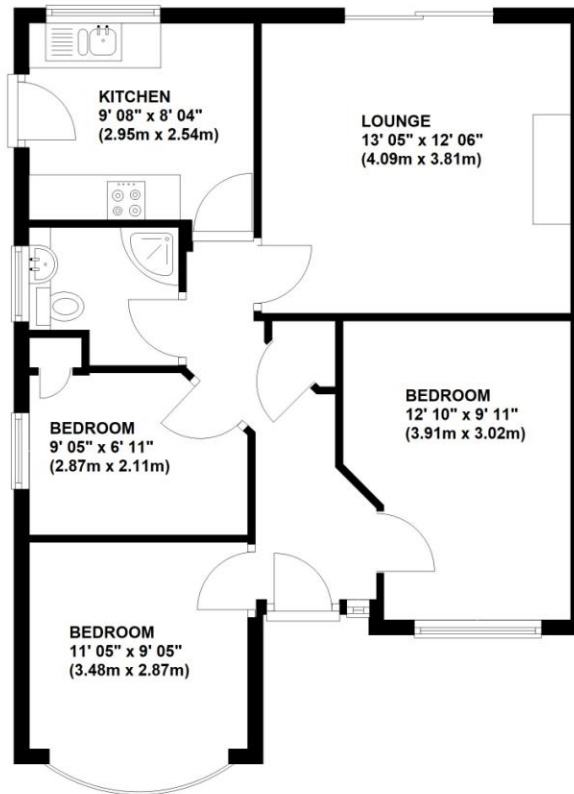
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



## Ground Floor

Approx. 60.4 sq. metres (650.1 sq. feet)



Total area: approx. 60.4 sq. metres (650.1 sq. feet)

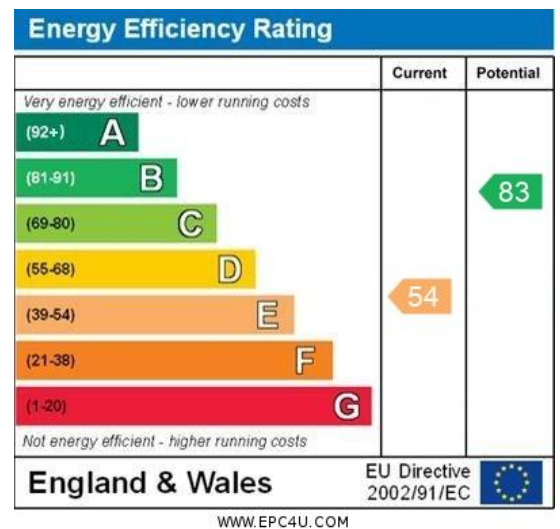
This plan is for illustration purpose only - not to scale



**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

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

**THOMAS BROWN**  
ESTATES