

THOMAS BROWN

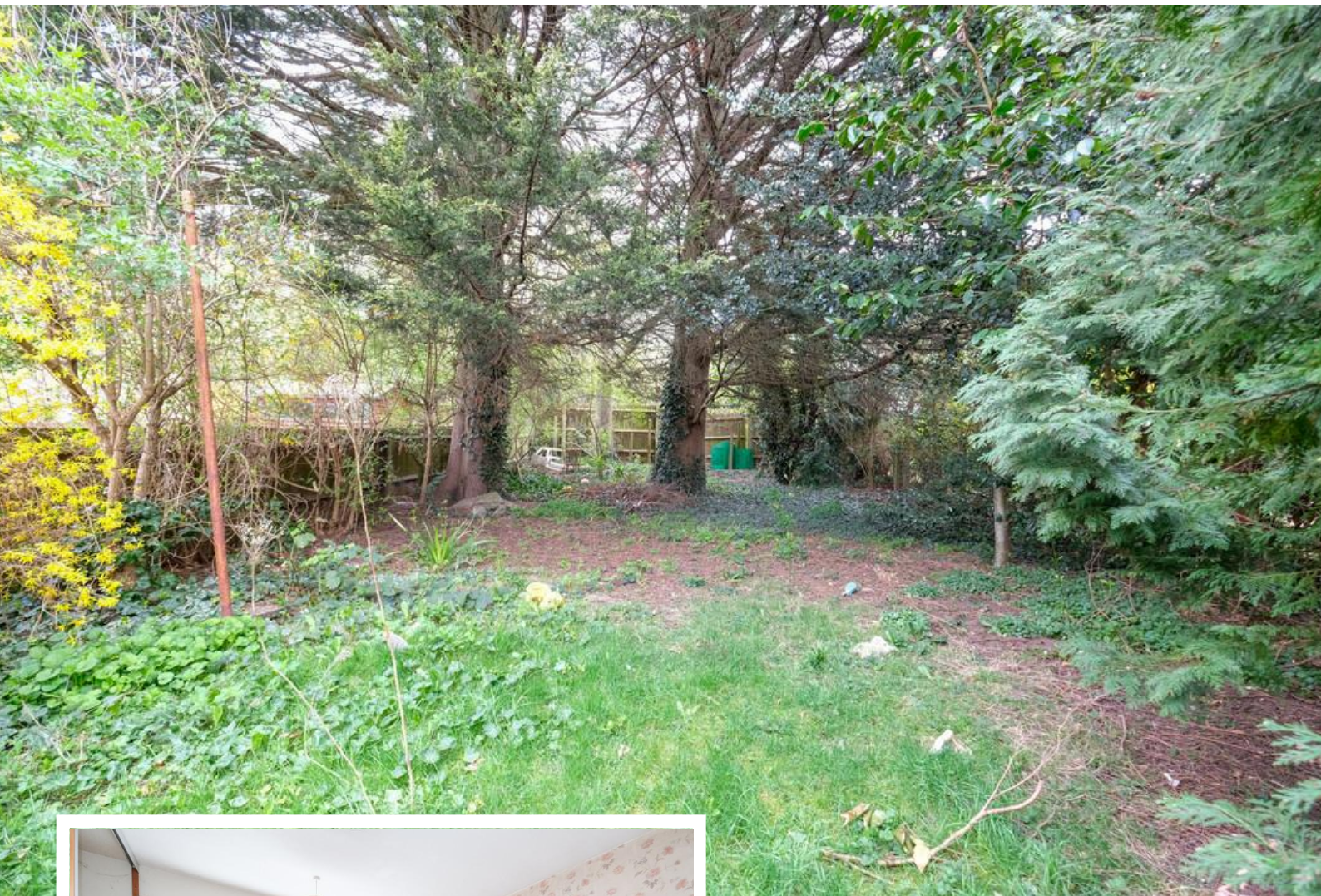
ESTATES



53 Gillmans Road, Orpington, BR5 4LB **Guide: £450,000-£475,000**

- 2 Double Bedroom Detached Bungalow
- Walking Distance to Goddington Park
- Fantastic Potential to Extend (STPP)
- No Forward Chain, 80' Rear Garden





Property Description

****CALL FOR IMMEDIATE ACCESS**** Thomas Brown Estates are delighted to offer this two double bedroom detached bungalow, being offered to the market with no forward chain and fantastic potential to extend across the rear, convert the garage and/or into the loft space STPP. The accommodation on offer comprises: large entrance hallway, lounge/dining room with direct access to the rear garden, fitted kitchen/breakfast room, two double bedrooms, bathroom and a WC. Externally there is a good size garden to the rear (80'), garage and a driveway to the front. Please be aware that the property requires modernisation throughout and this has been reflected in the asking price. Gillmans Road is well located for local schools, shops, bus routes and stations but also within walking distance to Goddington Park and local walks. Please call Thomas Brown Estates to organise an appointment to view to fully appreciate the location and potential on offer.



ENTRANCE HALL

Double glazed opaque door to side, carpet.

LOUNGE

16' 07" x 10' 10" (5.05m x 3.3m) Two double glazed opaque windows to side, double glazed sliding door to rear, carpet.

KITCHEN/BREAKFAST ROOM

11' 11" x 10' 06" (3.63m x 3.2m) Range of matching wall and base units with worktops over, two built in sinks, space for cooker, space for fridge/freezer, space for washing machine, space for table and chairs, double glazed window to side, window to rear, door to rear, vinyl flooring.



BEDROOM 1

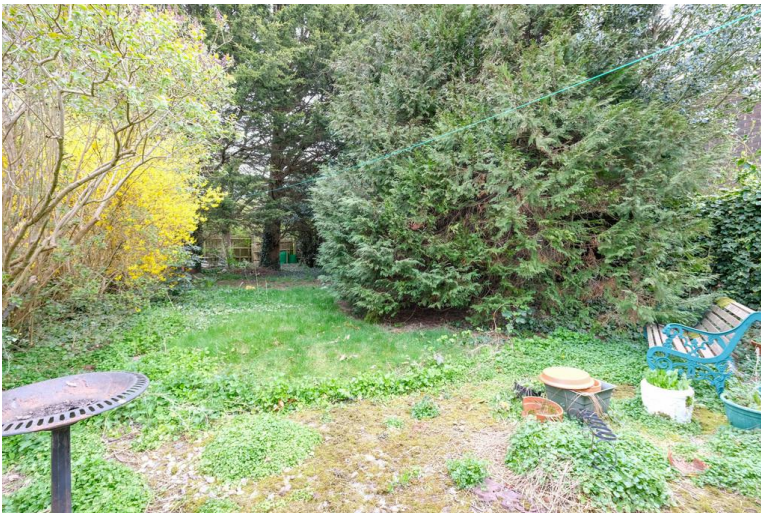
13' 05" x 13' 0" (4.09m x 3.96m) Fitted wardrobes, double glazed bay window to front, carpet.

BEDROOM 2

12' 07" x 10' 09" (3.84m x 3.28m) Double glazed window to side, carpet.

BATHROOM

Wash hand basin, bath with shower attachment, double glazed opaque window to side, carpet.



SEPARATE WC

Low level WC, double glazed opaque window to side, carpet.

OTHER BENEFITS INCLUDE:

GARDEN

80' 0" (24.38m) Laid to lawn, mature shrubs, side access.

GARAGE

16' 03" x 8' 06" (4.95m x 2.59m) Door to front.

OFF STREET PARKING

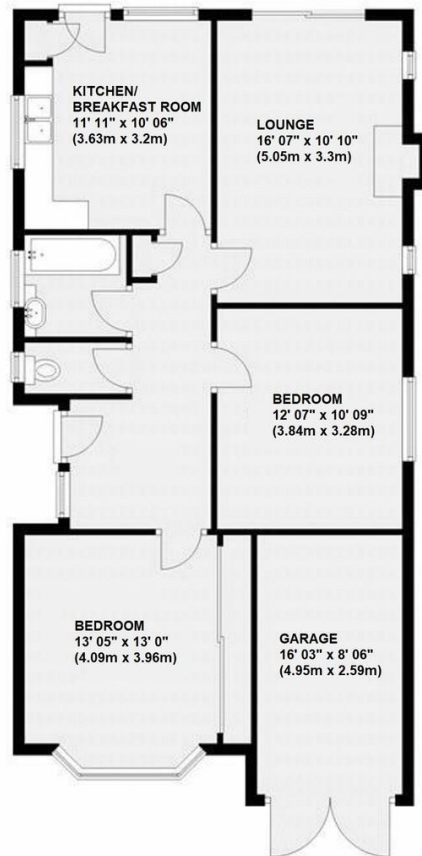
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

Ground Floor

Approx. 73.4 sq. metres (790.5 sq. feet)



Total area: approx. 73.4 sq. metres (790.5 sq. feet)

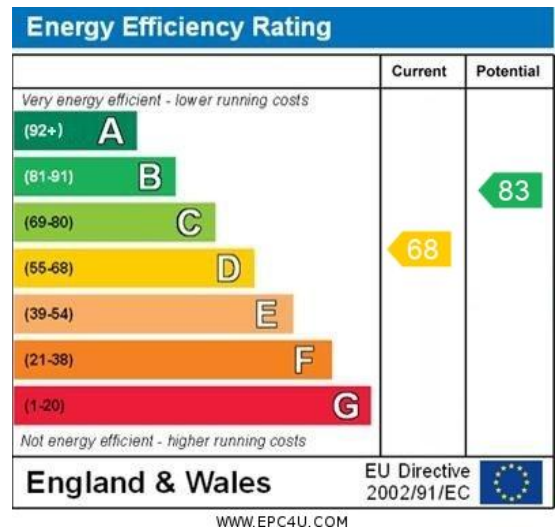
This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.



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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