

THOMAS BROWN

ESTATES



23 Ethelbert Road, Orpington, BR5 3JN

Asking Price: £340,000

- 2 Bedroom Semi-Detached Bungalow
- Fantastic Scope to Extend (STPP)
- Situated in a Quiet Location
- No Forward Chain, Off Street Parking





Property Description

****OPEN DAY SATURDAY 14TH JUNE**** Thomas Brown Estates are delighted to offer this two bedroom semi-detached bungalow, situated in a quiet location in Orpington, being offered to the market with no forward chain. STPP the property offers fantastic scope to extend across the rear and/or into the loft space as many have done in the local area. The accommodation on offer comprises: entrance hall, lounge/dining room, kitchen, bathroom and two bedrooms. Externally there is a mature rear garden and a drive to the front. Please note the property requires modernisation throughout and this has been reflected in the asking price. Ethelbert Road is well located for local schools, St. Mary Cray Station and local bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and potential on offer.



ENTRANCE HALL

Double glazed door to side, carpet.

LOUNGE/DINER

14' 04" x 11' 05" (4.37m x 3.48m) Double glazed sliding door to rear, carpet, radiator.

KITCHEN

8' 04" x 7' 06" (2.54m x 2.29m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for undercounter fridge, space for washing machine, double glazed door and double glazed window to rear.



BEDROOM 1

13' 04" x 10' 03" (4.06m x 3.12m) (measured to front of wardrobes) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

8' 0" x 7' 06" (2.44m x 2.29m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

48' 0" (14.63m) Patio area with rest laid to lawn, mature flowerbeds.

FRONT

Drive, laid to lawn.

DOUBLE GLAZING

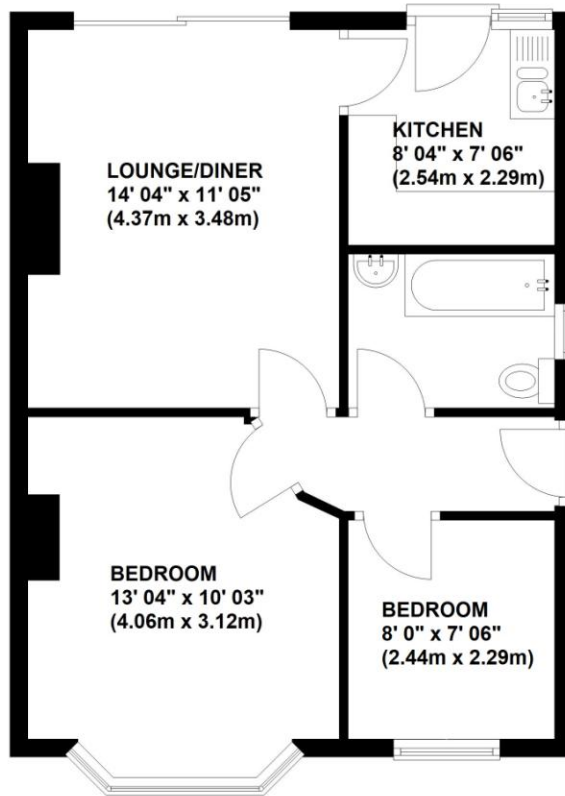
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



Ground Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



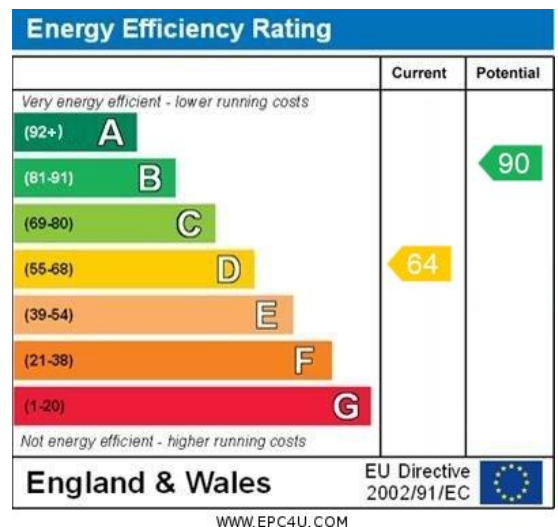
Total area: approx. 47.5 sq. metres (511.3 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.□□



Council Tax Band: C

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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