

# THOMAS BROWN

ESTATES



**88 Lancing Road, Orpington, BR6 0QX**

**Asking Price: £622,000**

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Potential to Extend (STPP)
- Well Located for Orpington High Street & Station
- No Forward Chain, Off Street Parking







## Property Description

Thomas Brown Estates are delighted to offer this larger style (1263 SQFT) three bedroom two bathroom semi-detached property, situated on a sought after road in South Orpington providing easy access to Orpington High Street and Station, with the added benefit of being offered to the market with no forward chain. The property already boasts a strong floor space but there is potential to extend across the rear and into the loft space as many have done on the road (STPP). The accommodation on offer comprises; entrance hall, lounge, dining room, kitchen and shower room to the ground floor. To the first floor there is a landing giving access to three bedrooms (two being good size doubles with fitted wardrobes) and a family bathroom with separate WC. Externally there is a wonderful landscaped rear garden mainly laid to lawn with mature flower beds, garage (storage only) to the side and a driveway to the front. Please call Thomas Brown Estates to organise an appointment to view to fully appreciate the plot size and the central location on offer.





#### ENTRANCE PORCH

Double glazed door to front.

#### ENTRANCE HALL

Door to front, carpet, radiator.

#### LOUNGE

15' 0" x 13' 05" (4.57m x 4.09m) Double glazed bay window to front, carpet, radiator.

#### DINING ROOM

12' 08" x 12' 03" (3.86m x 3.73m) Double glazed sliding door to rear, carpet.

#### KITCHEN

9' 01" x 8' 01" (2.77m x 2.46m) Range of matching wall and base units with worktops over, sink and drainer, space for cooker, extractor hood, space for undercounter fridge, space for washing machine, space for slimline dishwasher, double glazed window and double glazed door to rear, tiled effect flooring.



#### SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, tiled walls, vinyl flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM 1

13' 04" x 12' 05" (4.06m x 3.78m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

12' 08" x 12' 07" (3.86m x 3.84m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

7' 10" x 7' 10" (2.39m x 2.39m) Fitted wardrobes, double glazed window to rear, carpet, radiator.



#### BATHROOM

Wash hand basin, bath with shower over and shower attachment, double glazed opaque window to side, opaque panel to front, vinyl flooring, radiator.

#### SEPARATE WC

Low level WC, double glazed opaque window to side, vinyl flooring.

#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING GARDEN

80' 0" x 30' 0" (24.38m x 9.14m) Patio area with rest laid to lawn, mature flowerbeds and shrubs, pond.

#### FRONT

Drive for multiple vehicles, mature flowerbeds.

#### GARAGE (STORAGE ONLY)

22' 08" x 7' 08" (6.91m x 2.34m) Door to front and rear.

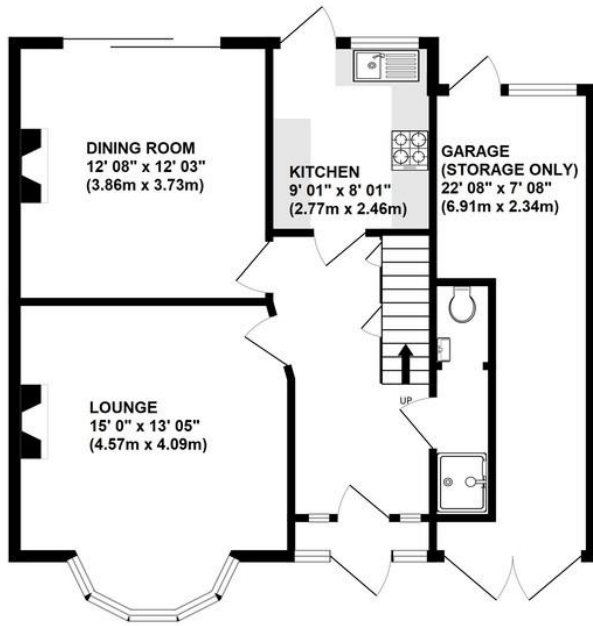
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

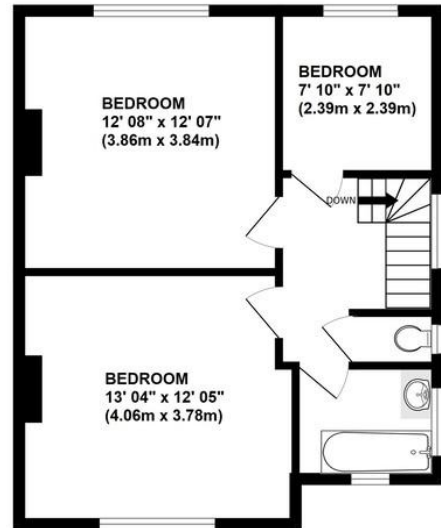
#### NO FORWARD CHAIN



GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.

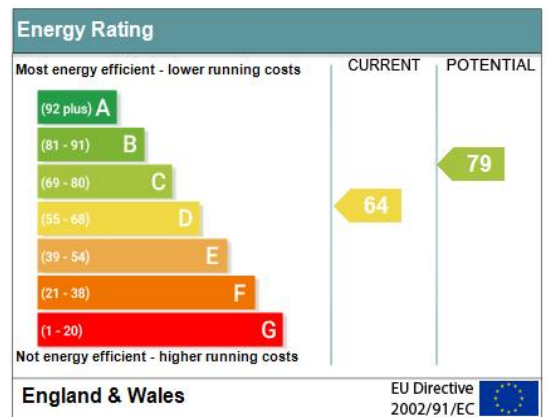


1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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