

THOMAS BROWN

ESTATES



68 Chelsfield Lane, Orpington, BR5 4HQ

Fixed Price: £400,000

- 2 Double Bedroom Semi-Detached Bungalow
- Potential to Extend & Create a Driveway (STPP)
- Set Back from the Road
- No Forward Chain, Garage





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom semi-detached bungalow, set back from the road and positioned behind a mature hedgerow, with the added benefit of being offered to the market with no forward chain. The accommodation on offer comprises: entrance hall, lounge/dining room which leads to the conservatory, kitchen, wet room style shower room, WC and two double bedrooms. Externally there are front and rear gardens, the front could be converted into a driveway STPP, and a garage to the side/rear. STPP there is great potential to extend across the rear and/or in the loft space as many have done in the locality. Chelsfield Lane is well located for local schools, St. Mary Cray Station and local bus routes. Viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



ENTRANCE HALL

Door to side, laminate flooring, radiator.

LOUNGE

16' 04" x 11' 06" (4.98m x 3.51m) Double glazed sliding door to conservatory, laminate flooring, radiator.

CONSERVATORY

20' 0" x 7' 01" (6.1m x 2.16m) (approx.) (currently split into two areas - measurement includes both) Brick base, double glazed windows to rear and side, two double glazed doors to rear.



KITCHEN

11' 06" x 8' 07" (3.51m x 2.62m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated undercounter fridge, integrated undercounter freezer, space for washing machine, double glazed window to side, window and door to rear, laminate flooring, radiator.

BEDROOM 1

13' 02" x 11' 06" (4.01m x 3.51m) Fitted wardrobes, double glazed window to front, laminate flooring, radiator.

BEDROOM 2

12' 03" x 11' 07" (3.73m x 3.53m) Double glazed bay window to front, laminate flooring, radiator.



WETROOM STYLE SHOWER

Wash hand basin, shower, double glazed opaque window to side, tiled walls, radiator.

SEPARATE WC

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

OTHER BENEFITS INCLUDE:

GARDEN

55' 0" (16.76m) Paved, side access.



FRONT

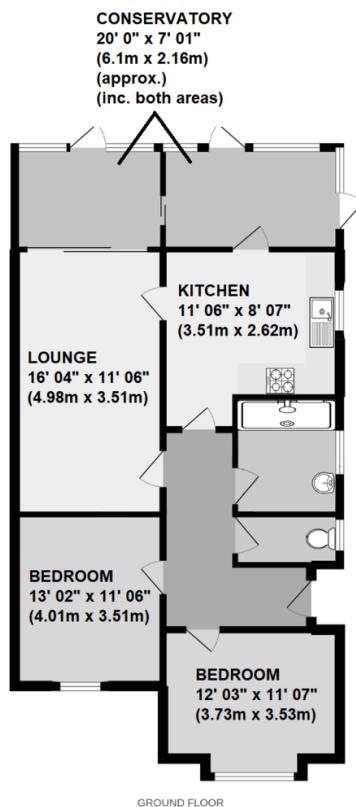
Shared drive to garage, potential to create drive (STPP), laid to lawn, covered entrance.

GARAGE

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

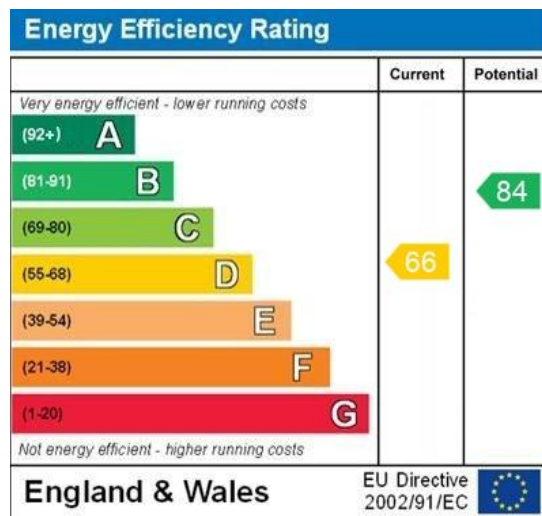


While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such for only prospective purchase. The services, appliances and equipment shown here are not shown and no guarantee as to their operability or efficiency can be given.
Made with Hectagon 6/2012



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
sales@thomasbrownestates.co.uk

01689 884444

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

THOMAS BROWN
ESTATES