

THOMAS BROWN

ESTATES



72 Somerden Road, Orpington, BR5 4HU

Asking Price: £455,000

- 3 Bedroom Semi-Detached Bungalow
- Potential to Extend Further into Loft Space (STPP)
- Extended, Recently Modernised
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this recently modernised, extended three bedroom semi-detached bungalow located in a quiet and sought after road in Orpington, with the added benefit of being offered to the market with no forward chain. The accommodation on offer comprises: entrance hall, lounge that leads to the conservatory, recently fitted kitchen, lean to/utility room, three bedrooms and a shower room. Externally there is a private rear garden, driveway to the front and ample on road parking. STPP the property could be further extended into the loft space if required as many have done in the local area. Somerden Road 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 and finish on offer.





ENTRANCE HALL

Door to front, laminate flooring, radiator.



CONSERVATORY

10' 02" x 7' 03" (3.1m x 2.21m) Double glazed window and double glazed door to rear, tile effect flooring.

KITCHEN

11' 09" x 7' 03" (3.58m x 2.21m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, double glazed window to front, wood effect flooring, radiator.

LEAN-TO/UTILITY AREA

12' 01" x 7' 02" (3.68m x 2.18m) Space for fridge/freezer, space for washing machine, space for tumble dryer, double glazed opaque door to front, double glazed door to rear.

BEDROOM 1

11' 11" x 11' 02" (3.63m x 3.4m) Double glazed bay window to front, laminate flooring, radiator.



BEDROOM 2

10' 11" x 7' 04" (3.33m x 2.24m) Double glazed window to rear and side, laminate flooring, radiator.

BEDROOM 3

7' 08" x 7' 05" (2.34m x 2.26m) Double glazed window to side, laminate flooring, radiator.

SHOWER ROOM

Low level WC, wash hand basin with vanity unit, shower cubicle with rainforest head and shower attachment, double glazed opaque window to side, tiled walls, wood effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:



GARDEN

38' 0" x 34' 0" (11.58m x 10.36m)

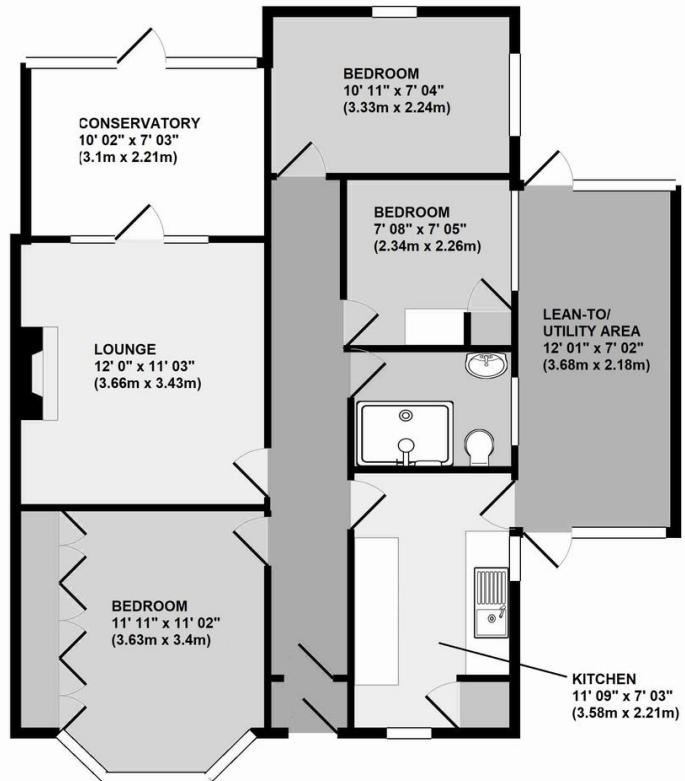
FRONT

Drive, part laid to lawn, mature flowerbeds.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



TOTAL APPROX. FLOOR AREA 826 SQ.FT. (76.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Council Tax Band: D

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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