

THOMAS BROWN

ESTATES



66 Blenheim Road, Orpington, BR6 9BH

Asking Price: £550,000

- 4 Bedroom Extended Bay Fronted Semi-Detached House
- Potential to Convert Loft Space (STPP)
- 2 Reception Rooms, 2 Bathrooms
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this double storey rear extended, four bedroom, two bathroom, bay fronted semi-detached family home, offered to the market with no onward chain and providing excellent potential for further improvement.

The ground floor comprises an entrance porch and welcoming hallway, spacious lounge, separate dining room, extended kitchen and a convenient shower room. To the first floor are four well-proportioned bedrooms, a family bathroom and separate WC.

Externally, the property benefits from a private rear garden, predominantly laid to lawn with mature flowerbeds, together with a garage to the side and a block paved front driveway providing parking for numerous vehicles.

The property also offers excellent further potential, with the opportunity to convert the loft space, subject to the necessary planning permissions, providing scope to create additional accommodation if required.

Please note that the property does require modernisation throughout, which has been reflected in the asking price, offering an excellent opportunity for the new owner to update, improve and personalise the home to their own requirements. Further benefits include a full fibre internet connection, modern gas boiler and replacement external render finished with All-Weather-Coating.

Situated on a quiet residential road within the popular BR6 area, the property is conveniently located within easy walking distance of Goddington Park, local shops on Eldred Drive and bus services providing access to Orpington Station and High Street. A range of other everyday amenities can also be found nearby, while the surrounding area is well served by a selection of primary and secondary schools, together with a local nursery, making this an appealing location for families.

Early viewing is highly recommended to fully appreciate the generous accommodation, excellent potential and convenient location this family home has to offer.



Entrance Porch:

Double glazed French doors to front.

Entrance Hall:

Door to front, understairs cupboard, carpet.

Lounge:

15'05" x 12'02" (4.7m x 3.71m). Double glazed bay window to front, parquet flooring.

Dining Room:

10'07" x 10'03" (3.23m x 3.12m). Double glazed door and double glazed window to rear, parquet flooring.

Kitchen:

17'05" x 9'0" (5.31m x 2.74m). (Measured at maximum). Range of matching wall and base units with worktops over, sink and double drainer, space for cooker, space for fridge/freezer, space for washing machine, space for dishwasher, larder, three double glazed windows to side, tile effect flooring.

Lobby:

Double glazed door to side, double glazed panel to rear.

Shower Room:

WC, wash hand basin, shower cubicle, double glazed opaque window to rear, tiled walls, tile effect flooring.

Stairs To First Floor Landing:

Double glazed window to side, carpet to stairs, cork tile flooring to landing.

Bedroom 1:

15'11" x 9'11" (4.85m x 3.02m). (Measured to back of wardrobes). Fitted wardrobes, double glazed bay window to front, carpet.

Bedroom 2:

11'07" x 9'0" (3.53m x 2.74m). Double glazed window to rear and side, carpet.

Bedroom 3:

9'11" x 9'04" (3.02m x 2.84m). Double glazed window to rear, carpet.

Bedroom 4:

9'0" x 8'02" (2.74m x 2.49m). (Measured at maximum). Double glazed window to front, carpet.

Bathroom:

Wash hand basin, bath, double glazed opaque window to side, part tiled walls, cork tile flooring.

Separate WC:

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

Other Benefits Include:

Garden:

55'0" (16.76m). Laid to lawn, mature shrubs, sheds.

Garage:

17'09" x 7'10" (5.41m x 2.39m). Doors to front, door and windows to rear, power and light.

Front:

Block paved drive for multiple vehicles, flowerbeds.

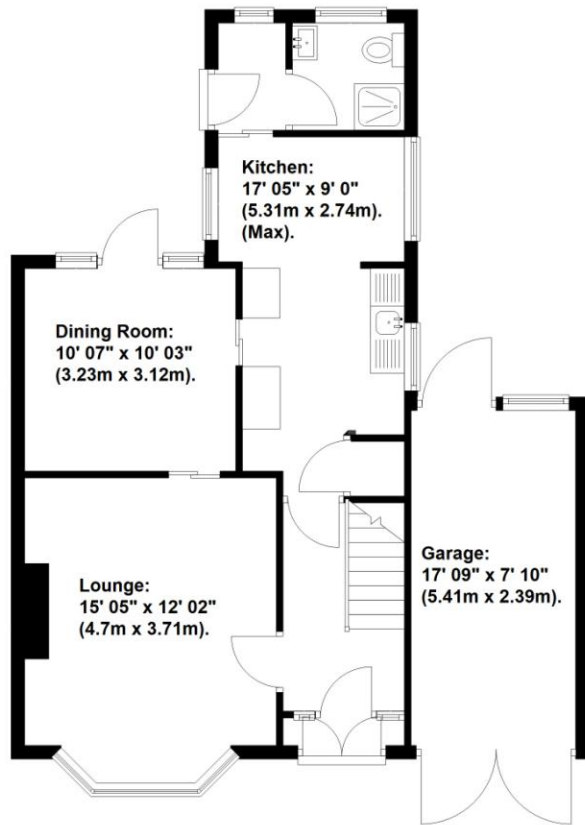
Double Glazing

Central Heating System

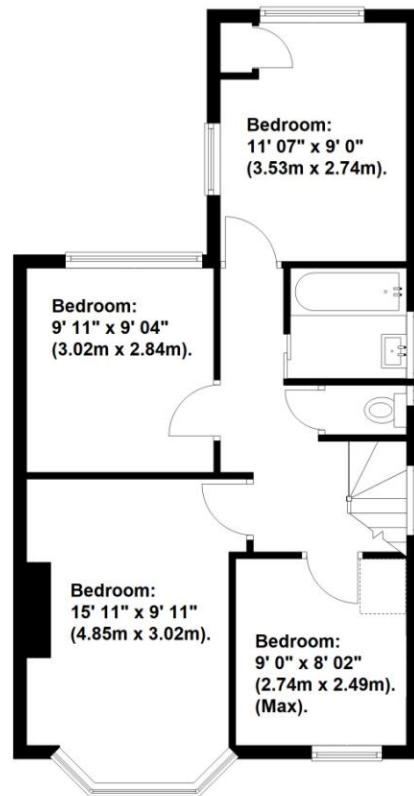
No Forward Chain



Ground Floor



First Floor



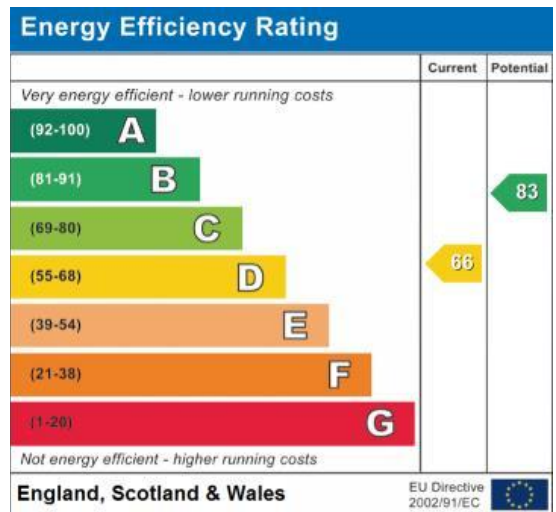
Total area: approx. 113.6 sq. metres (1222.6 sq. feet)

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



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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