

THOMAS BROWN

ESTATES



5 Hilda Vale Road, Orpington, BR6 7AN

Asking Price: £650,000

- Extended 3 Bedroom Semi Detached House
- 170ft (Approx.) Rear Garden
- Garage, Off Street Parking, Summer Room
- Well Located for Darrick Wood School





Property Description

Thomas Brown Estates are delighted to offer this double storey rear extended three bedroom semi-detached family home, boasting an impressive 170' (approx.) rear garden and occupying a highly desirable location close to Darrick Wood School, Locksbottom High Street and Farnborough Village.

The accommodation comprises a welcoming entrance hall, comfortable lounge, separate dining room, ground floor WC and open-plan kitchen/family room with direct access to the rear garden.

To the first floor, a landing provides access to three bedrooms, all benefitting from fitted wardrobes, along with a family bathroom.

Externally, the property enjoys a wonderful rear garden extending approximately 170', predominantly laid to lawn and offering an excellent degree of privacy and space. To the side/rear is a garage, with a useful summer room to the rear, presenting potential for a home office, gym or additional recreational space. The front of the property benefits from a driveway providing off street parking for two vehicles.

Despite already offering substantial accommodation, the property presents exciting potential for further enlargement, subject to the necessary planning permissions. This could include a further rear extension, garage conversion and/or loft conversion, as demonstrated by neighbouring properties in the local area.

Hilda Vale Road is ideally positioned for a superb range of local amenities and highly regarded schools, including Darrick Wood, Ravenswood, Tubbenden, Newstead Wood and St. Olave's. The shops, cafés and restaurants of Locksbottom High Street are close by, while the picturesque surroundings of High Elms Country Park and Farnborough Village are also within easy reach.



Entrance Hall:

Double glazed opaque door to front, double glazed opaque window to side, laminate flooring, radiator.

Lounge:

14' 0" x 11' 7" (4.27m x 3.53m). Double glazed window to front, carpet, two radiators.

Dining Room:

10' 3" x 11' 5" (3.12m x 3.48m). Laminate flooring, radiator.

Kitchen/Family Room:

19' 9" x 16' 8" (6.02m x 5.08m). (L-Shaped). Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, breakfast bar, integrated oven and gas hob with extractor over, integrated undercounter fridge, integrated undercounter freezer, space for dishwasher, space for washing machine, double glazed sliding door to rear, double glazed window to rear, double glazed opaque window to side, laminate flooring, two radiators.

Cloakroom:

WC, wash hand basin, double glazed opaque window to side, laminate flooring.

Stairs To First Floor Landing:

Double glazed opaque window to side, carpet.

Bedroom 1:

13' 8" x 11' 7" (4.17m x 3.53m). (Measured to back of wardrobe). Fitted wardrobes, double glazed bay window to front, carpet, radiator.

Bedroom 2:

11' 5" x 9' 4" (3.48m x 2.84m). (Measured to back of wardrobe). Fitted wardrobes, double glazed window to rear, carpet, radiator.

Bedroom 3:

19' 11" x 7' 9" (6.07m x 2.36m). (Measured to back of wardrobe). Fitted wardrobes, double glazed windows to side and rear, carpet, two radiators.

Bathroom:

WC, wash hand basin, bath with shower over, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

Other Benefits Include:

Garden:

170' 0" (51.82m) Approx. Laid to lawn with mature shrubs, side access.

Garage:

17' 11" x 9' 4" (5.46m x 2.84m) Up and over door to front, double glazed window and double glazed panel to side, door to side, power and light, space for tumble dryer.

Summer Room:

9' 5" x 8' 11" (2.87m x 2.72m) To rear of garage, double glazed French doors to rear, double glazed window to side.

Off Street Parking:

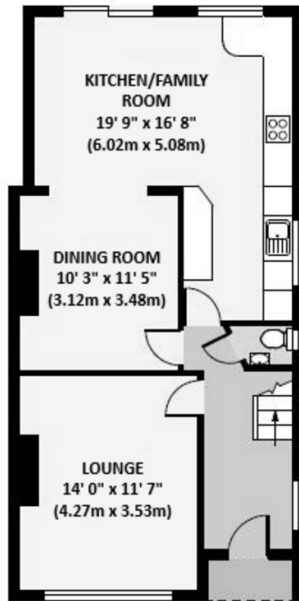
Driveway with space for two vehicles.

Double Glazing

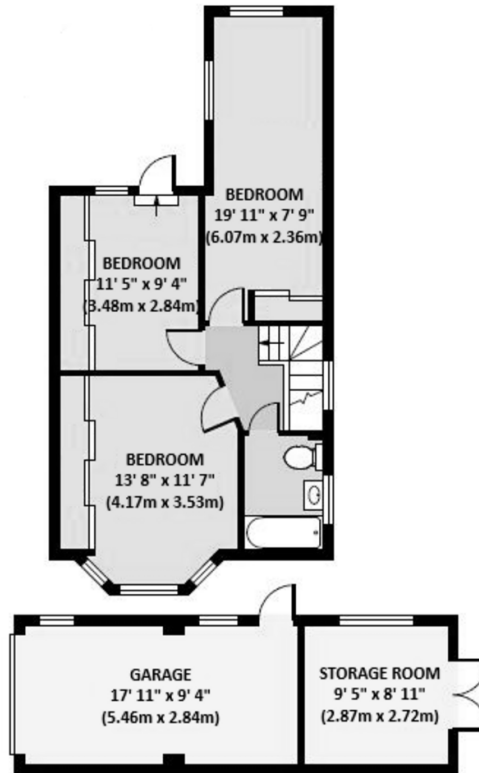
Central Heating System



GROUND FLOOR
APPROX. 60.7 SQ. METERS
(653 SQ. FEET)



FIRST FLOOR
APPROX. 47.0 SQ. METERS
(506 SQ. FEET)



TOTAL AREA: 107.7 SQ. METERS (1159 SQ. FEET) APPROX.
For illustration purposes only - not to scale.



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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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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

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ESTATES