

THOMAS BROWN

ESTATES

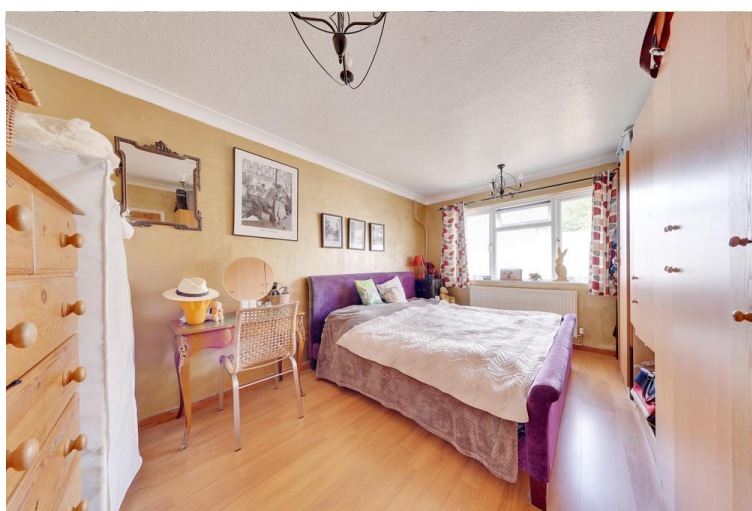
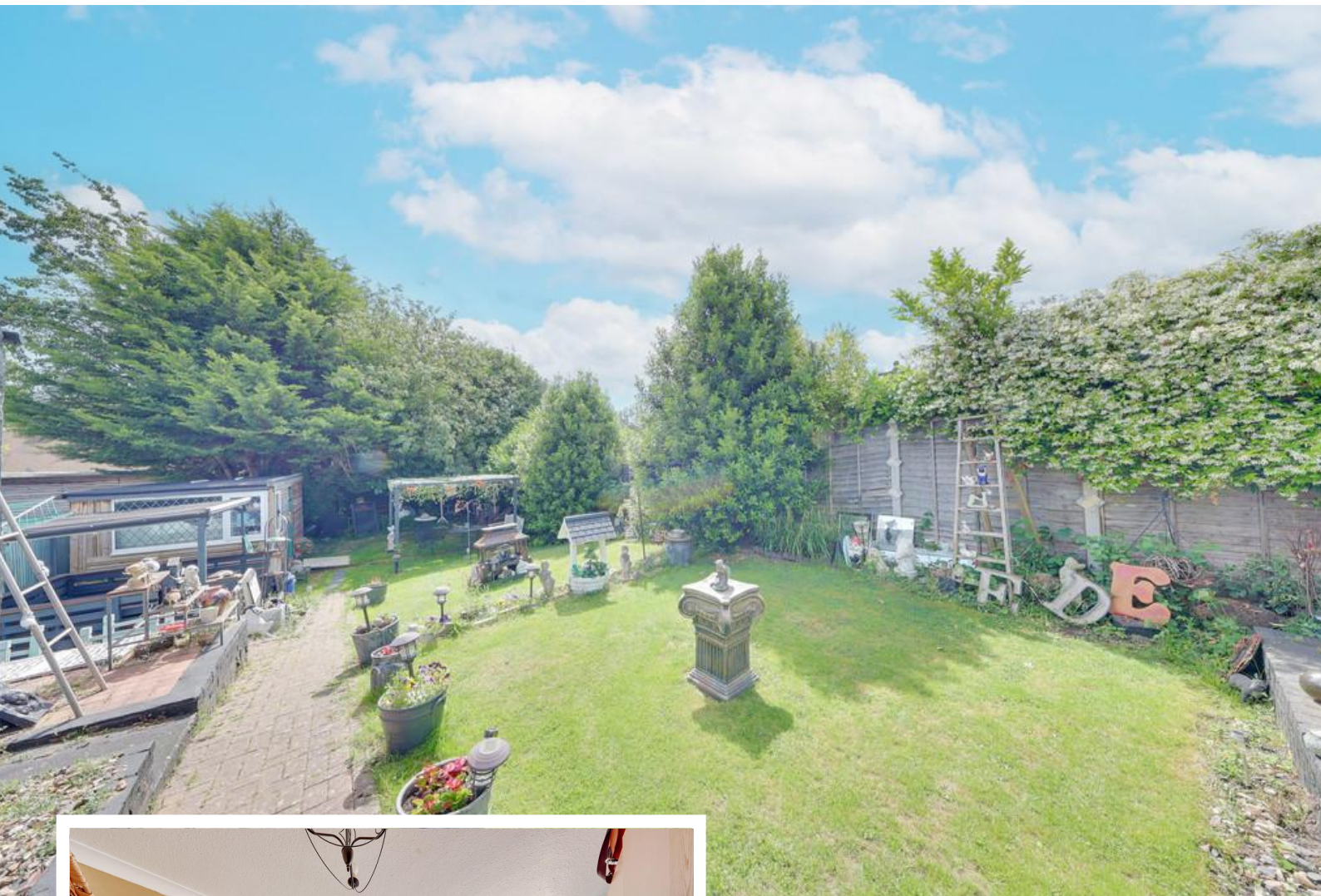


98 Lodge Crescent, Orpington, BR6 0QG

Asking Price: £519,000

- 2 Double Bedroom Detached Bungalow
- Summerhouse, Garage & Off Street Parking
- Excellent Potential to Extend (STPP)
- Well Located for Orpington High Street





Property Description

Thomas Brown Estates are delighted to offer this well presented two double bedroom detached bungalow, situated on a quiet residential road within easy walking distance of Orpington High Street.

The accommodation comprises an entrance hallway, lounge that leads to a sun room, kitchen/breakfast room, bathroom, WC and two double bedrooms.

Externally, the property boasts a mature rear garden mainly laid to lawn with numerous seating areas, summer house and a garage. To the front is a driveway for numerous vehicles.

Subject to the usual planning permissions (STPP), there is excellent potential to extend to the rear and/or into the loft space.

Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of accommodation and location on offer.



ENTRANCE HALL

Composite door to front, laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM

11' 08" x 9' 10" (3.56m x 3m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, double glazed window to side, double glazed door to rear, double glazed panel to rear, tiled flooring, radiator.

LOUNGE

15' 02" x 12' 11" (4.62m x 3.94m) Double glazed sliding door to sun room, laminate flooring, radiator.



SUN ROOM

12' 10" x 10' 08" (3.91m x 3.25m) Double glazed windows to rear, double glazed door to side, carpet tiles.

BEDROOM 1

14' 09" x 10' 08" (4.5m x 3.25m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 2

13' 11" x 9' 11" (4.24m x 3.02m) Double glazed bay window to front, laminate flooring, radiator.

BATHROOM

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



SEPARATE WC

WC, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

72' 0" (21.95m) Covered seating area, laid to lawn, mature shrubs.

FRONT

In and out gravel drive, mature shrubs.

GARAGE

16' 0" x 8' 02" (4.88m x 2.49m) Up and over door to front, door to side, window to rear, power and light.

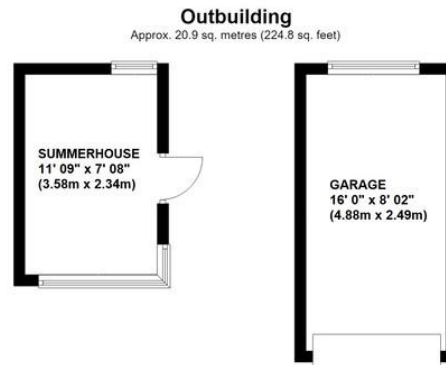
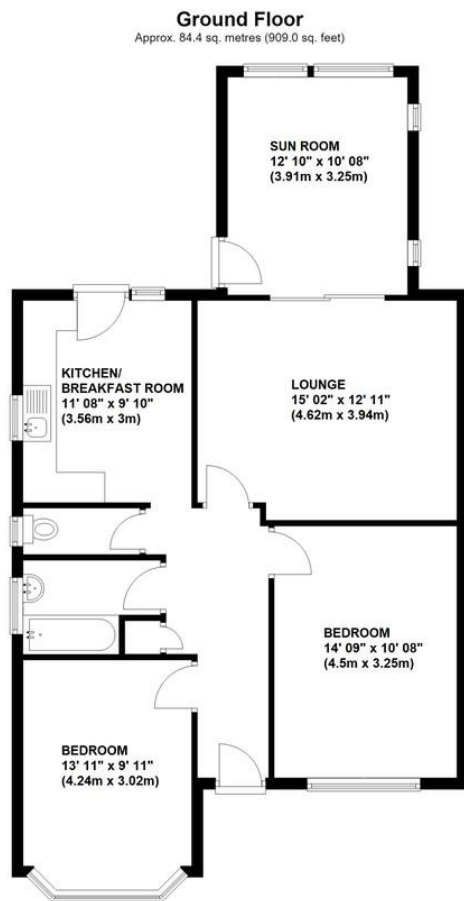
SUMMERHOUSE

11' 09" x 7' 08" (3.58m x 2.34m)

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





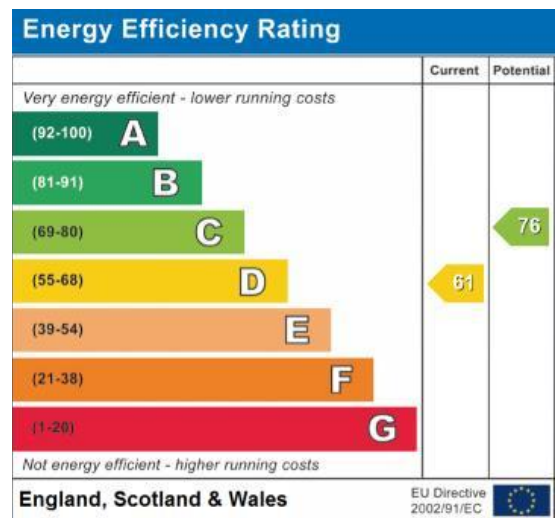
Total area: approx. 105.3 sq. metres (1133.8 sq. feet)

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



Council Tax Band: E

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