THOMAS BROWN
ESTATES



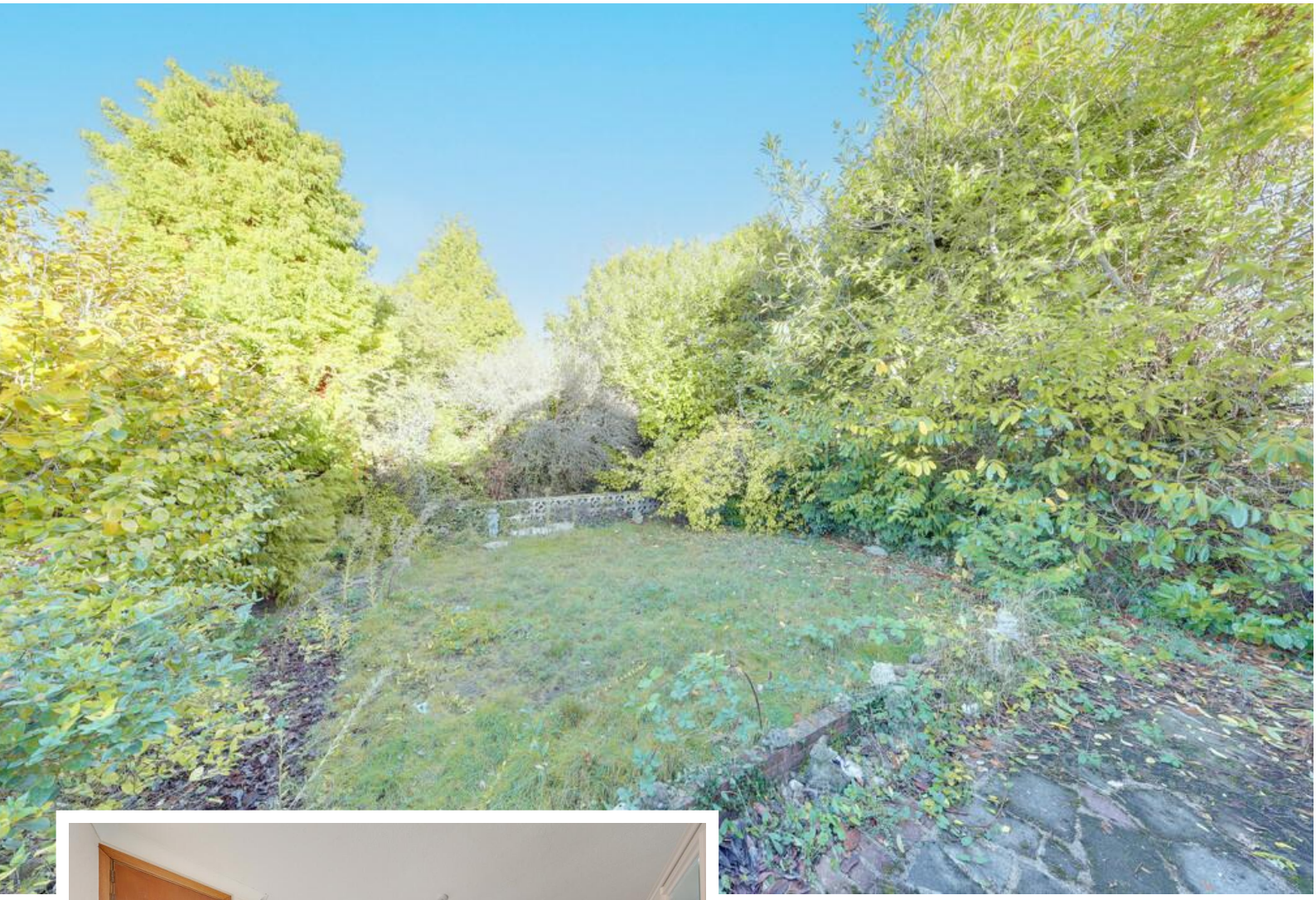
18 Monks Way, Orpington, BR5 1HN

Asking Price: £650,000

- 2 Double Bedroom Detached Bungalow
- Well Located for Local Schools & Stations
- Excellent Potential to Extend (STPP)
- No Forward Chain, Sought After Location











Property Description

Thomas Brown Estates are delighted to offer to the market this two double bedroom detached bungalow, offered to the market with no onward chain and situated on the ever popular Monks Way. Enjoying a quiet yet convenient location, the property is ideally positioned for both Orpington and Petts Wood Stations, local High Streets and a number of highly regarded schools.

Although requiring modernisation throughout, the property offers fantastic potential to create a superb family home, with scope to extend across the rear and/or into the loft space, subject to the necessary planning permissions, as many neighbouring properties have done.

The accommodation currently comprises a spacious entrance hallway, two double bedrooms, lounge/dining room, fitted kitchen, rear lean-to extension spanning the width of the property, bathroom and a WC.

Externally, the property benefits from off-street parking to the front, an attached garage to the side and a rear garden.

Monks Way is ideally located for a selection of sought-after schools, including Newstead Wood School for Girls and Darrick Wood, as well as both Petts Wood and Orpington Stations, their respective High Streets and a range of local bus routes.

Offering excellent potential in a highly desirable location, an internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.









Entrance Porch:
Double glazed door to side, tile effect flooring.

Entrance Hall:
Composite opaque door to side, parquet flooring, radiator.

Lounge/Dining Room:
22' 02" x 11' 04" (6.76m x 3.45m). Doors to lean-to, two double glazed panels to side, parquet flooring, two radiators.

Kitchen:
11' 05" x 10' 10" (3.48m x 3.3m). Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated gas hob, space for undercounter fridge, space for washing machine, double glazed window to side, door and glass panel to lean-to, tiled walls, tiled flooring, radiator.

Lean-To:
23' 07" x 7' 07" (7.19m x 2.31m). Door to side, window to rear and sides, tiled flooring, radiator.

Bedroom 1:
15' 03" x 11' 05" (4.65m x 3.48m). Built in wardrobes, double glazed bay window to front, carpet, radiator.

Bedroom 2:
11' 11" x 11' 05" (3.63m x 3.48m). Double glazed bay window to front, parquet flooring, radiator.

Cloakroom:
WC, wash hand basin, double glazed opaque window to side, tiled walls, tiled flooring.

Other Benefits Include:

Garden:
70' 0" (21.34m). (Approx). Patio area with rest laid to lawn, mature shrubs, side access.

Front:
Off Street parking, mature shrubs.

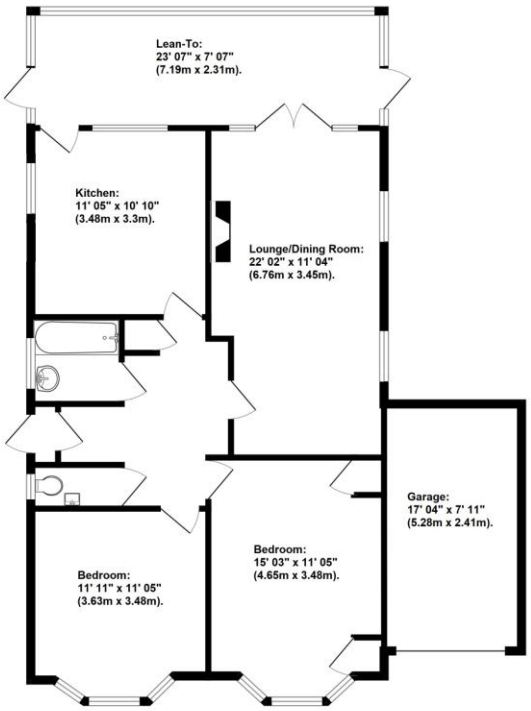
Garage:
17' 04" x 7' 11" (5.28m x 2.41m). Up and over door to front, door to rear.

Double Glazing

Central Heating System

No Forward Chain

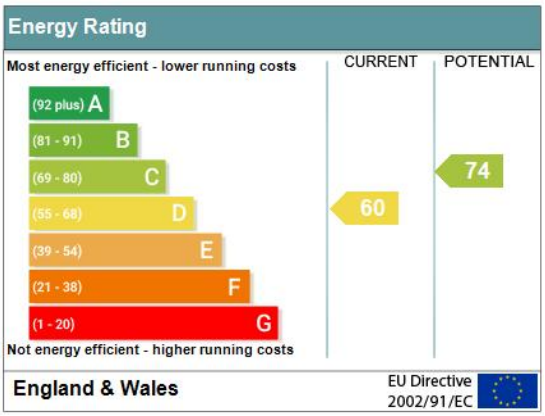
GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA : 1150 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Council Tax Band: F

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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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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