

# THOMAS BROWN

## ESTATES

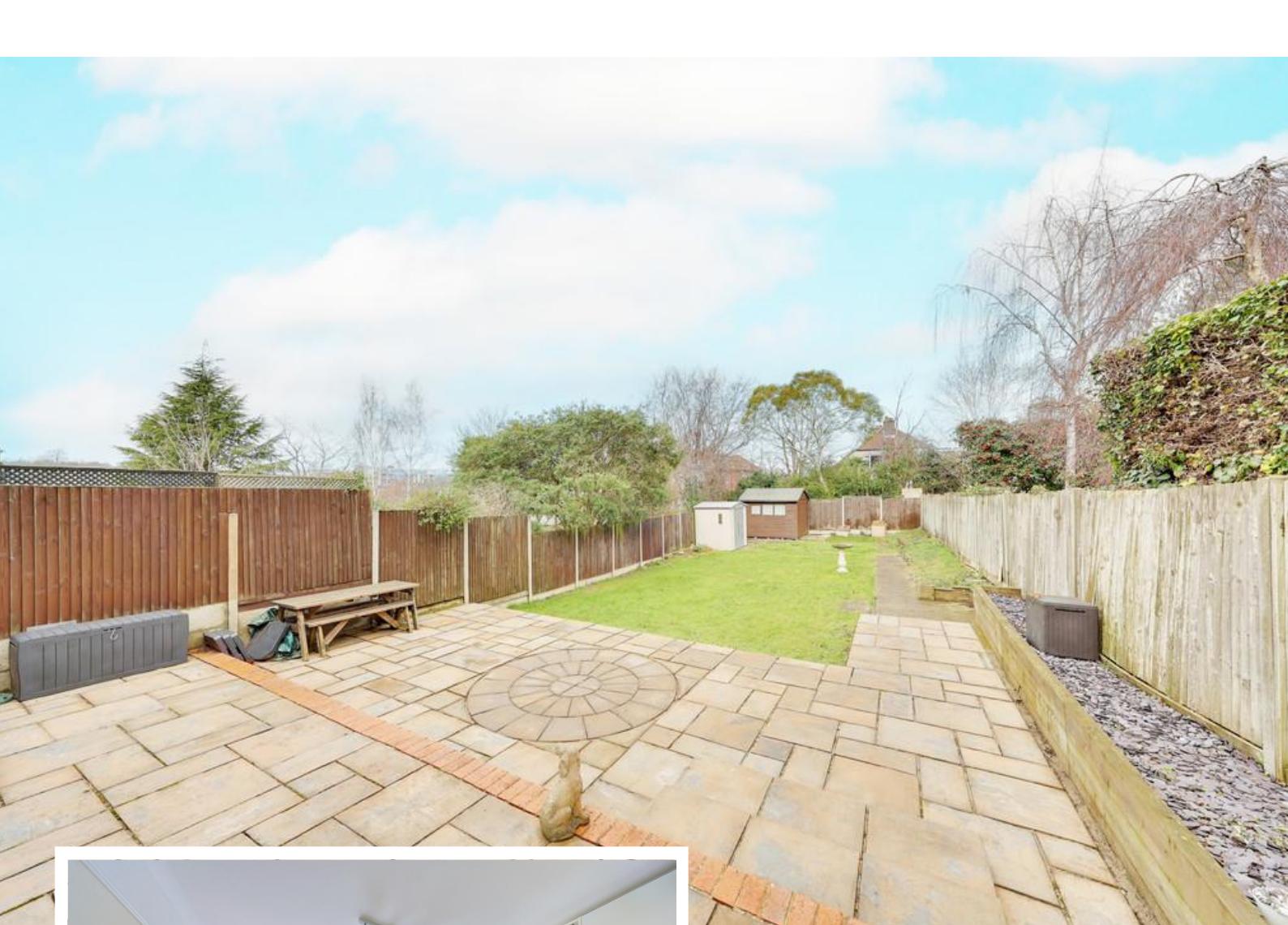


**15 Hillcrest Road, Orpington, BR6 9AN**

**Asking Price: £725,000**

- Bay Fronted 3 Bedroom Semi-Detached House
- Well Located for Orpington High Street & Stations
- Potential to Extend (STPP)
- Integral Garage & Off Street Parking





## Property Description

Thomas Brown Estates are delighted to present this immaculately maintained, bay fronted three bedroom semi-detached family home, ideally positioned at the foot of the highly sought after Hillcrest Road in South Orpington.

The ground floor comprises a welcoming entrance porch and hallway, a bright dual aspect lounge/dining room with direct access to the rear garden and a modern kitchen. Upstairs, the first floor landing leads to three well-proportioned bedrooms, two of which are generous doubles featuring bay windows, along with a family bathroom and separate WC.

Externally, the property boasts a beautifully maintained rear garden, mainly laid to lawn with a patio area ideal for entertaining and alfresco dining. Additional benefits include an integral tandem garage and a driveway providing off street parking for two to three vehicles.

While offering excellent existing accommodation, the property also presents significant scope for extension (STPP), including potential to extend to the rear, convert the garage, or extend into the loft, as many neighbouring properties have successfully done.

Hillcrest Road is superbly located for highly regarded local schools including St Olave's and Newstead Wood School for Girls, as well as Orpington High Street, bus routes, and both Orpington and Chelsfield mainline stations.

Early viewing is highly recommended to fully appreciate the quality of both the property and its prestigious location. Please contact Thomas Brown Estates to arrange your appointment.





#### ENTRANCE PORCH

Opaque composite door to front, tiled flooring.

#### ENTRANCE HALL

Door to front, understairs cupboard, carpet, radiator.

#### LOUNGE/DINING ROOM

29' 11" x 12' 10" (9.12m x 3.91m) (measured at maximum)  
Gas fireplace, double glazed bay window to front, double glazed French door to rear, carpet, two radiators.

#### KITCHEN

Range of matching solid wood wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for range style cooker, integrated undercounter fridge, integrated dishwasher, larder cupboard, double glazed window to rear, tile effect flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM 1

16' 08" x 11' 02" (5.08m x 3.4m) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

15' 06" x 11' 09" (4.72m x 3.58m) Double glazed bay window to rear, carpet, two radiators.

#### BEDROOM 3

7' 11" x 7' 09" (2.41m x 2.36m) Double glazed window to front, carpet, radiator.



#### BATHROOM

Wash hand basin, bath with shower over and shower attachment, double glazed opaque window to rear, tiled walls, tile effect flooring, heated towel rail.

#### SEPARATE WC

Low level WC, double glazed opaque window to side, tiled flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

Patio area with rest laid to lawn, shed.

#### INTEGRAL TANDEM GARAGE

31' 09" x 10' 06" (9.68m x 3.2m) Door to front, double glazed opaque window to front, fitted units, power and light, radiator.

Towards rear of garage is a utility area: Space for fridge/freezer, space for washing machine, space for tumble dryer, double glazed window to rear, door to rear.

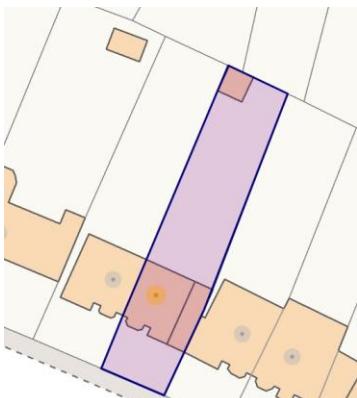
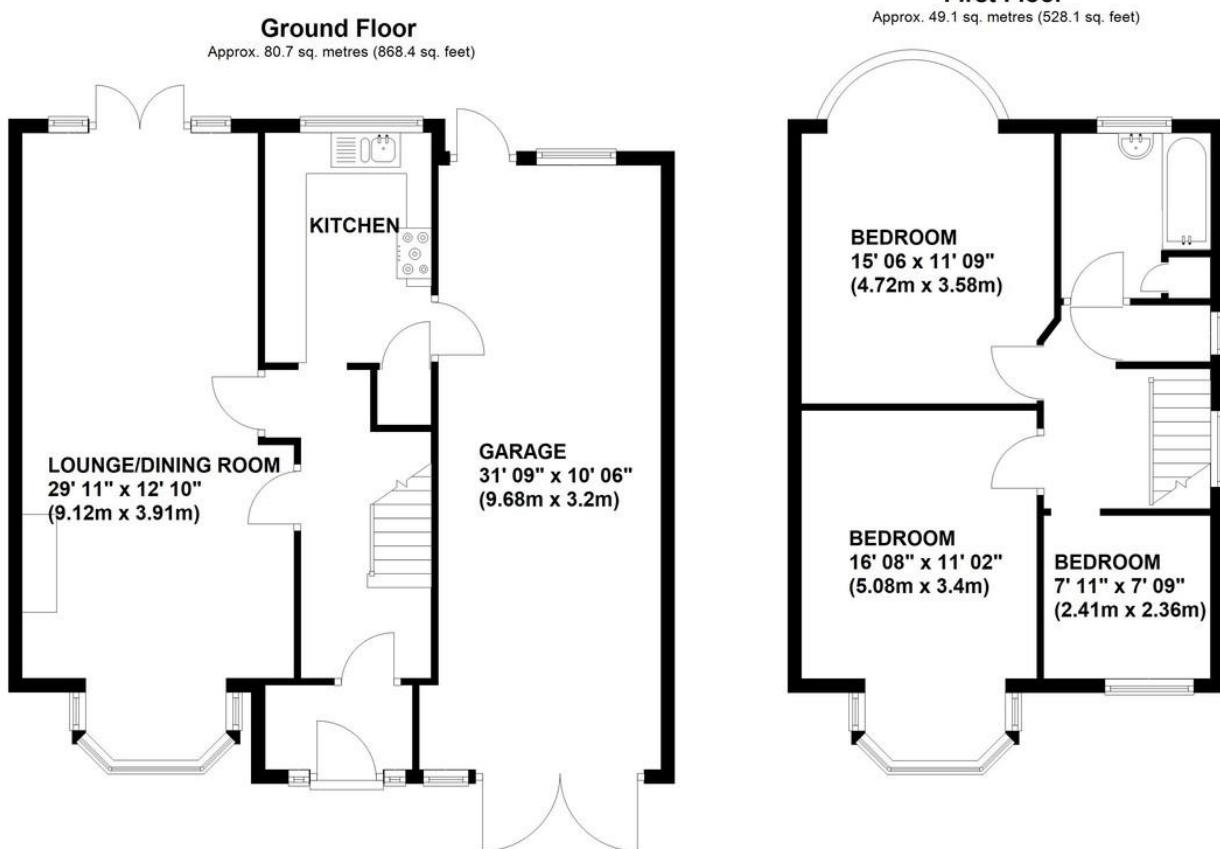
#### OFF STREET PARKING

Drive for 2/3 vehicles.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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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