

THOMAS BROWN

ESTATES

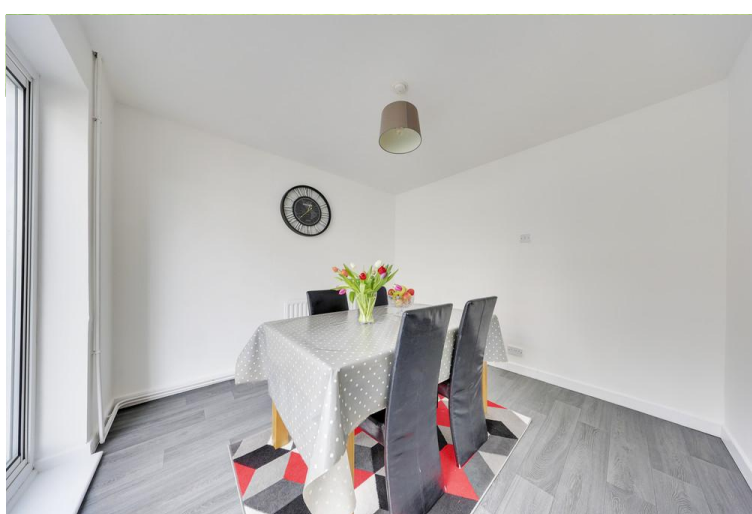


37 Tintagel Road, Orpington, BR5 4LG

Asking Price: £530,000

- 3 Bedroom Semi Detached House
- Planning Granted for Rear Extension
- Garage & Off Street Parking
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to present this immaculately maintained three bedroom semi-detached home, offered to the market with no onward chain. Occupying a wider than average plot, the property offers excellent potential for extension (subject to planning permission). Please note the current owners have plans drawn and permission granted for a rear extension - please ask for details.

The ground floor features an entrance porch leading into a welcoming hallway, a spacious lounge, and a kitchen leading to the dining room. A lean to extension runs across the rear of the property, providing additional versatile space.

Upstairs, the first floor comprises three bedrooms and a modern family bathroom.

Externally, the property benefits from a generous rear garden, mainly laid to lawn, a detached garage to the side and a driveway at the front providing off street parking for two vehicles.

There is significant scope to extend to the rear, side, and/or into the loft (subject to planning permission), as demonstrated by similar properties in the surrounding area.

Early viewing is highly recommended to fully appreciate the location, condition, and potential this home has to offer.



ENTRANCE PORCH

Double glazed door to front, carpet.

ENTRANCE HALL

Door to front, double glazed window to side, carpet, radiator.

LOUNGE

15' 2" x 12' 2" (4.62m x 3.71m) Feature fireplace, double glazed bay window to front, carpet, radiator.

KITCHEN

11' 2" x 7' 11" (3.4m x 2.41m) Range of matching wall and base units with worktops over, butler sink, space for cooker, space for washing machine, space for tumble dryer, space for undercounter fridge/freezer, double glazed window to side, vinyl flooring.



DINING ROOM

10' 2" x 9' 11" (3.1m x 3.02m) Double glazed sliding doors to lean-to, vinyl flooring, radiator.

LEAN-TO

16' 6" x 8' 0" (5.03m x 2.44m) French door to rear, door to side, windows to side and rear.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM

9' 2" x 8' 5" (2.79m x 2.57m) Built-in storage, double glazed window to front, laminate flooring, radiator.

BEDROOM

13' 0" x 10' 1" (3.96m x 3.07m) Double glazed window to front, laminate flooring, radiator.



BEDROOM

10' 11" x 9' 11" (3.33m x 3.02m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with rainforest shower head and attachment, two double glazed windows to side, part tiled walls, wood effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

66' 0" x 31' 0" (20.12m x 9.45m) Laid to lawn, side access.

DOUBLE GARAGE

17' 9" x 7' 8" (5.41m x 2.34m) Up and over door to front, door to side, windows to side and rear.

OFF STREET PARKING

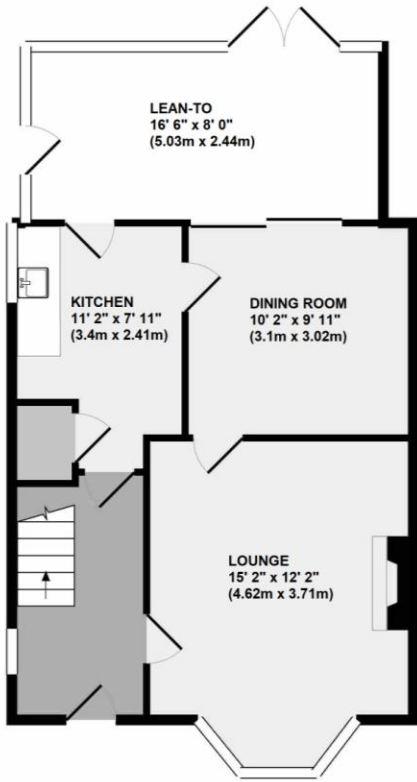
Driveway to front for 2 vehicles, rest laid to lawn.

DOUBLE GLAZING

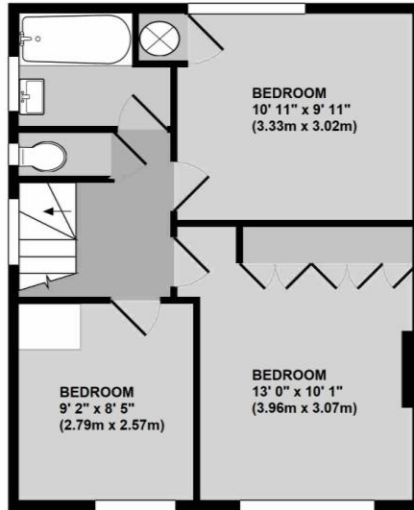
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

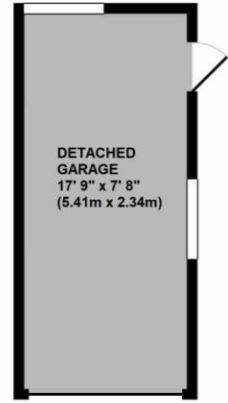




GROUND FLOOR
APPROX. FLOOR
AREA 570 SQ.FT.
(53.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)



OUTBUILDING
APPROX. FLOOR
AREA 142 SQ.FT.
(13.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1135 SQ.FT. (105.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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: E

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	85	
(39-54)	E		
(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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