THOMAS BROWN
ESTATES



26 Gillmans Road, Orpington, BR5 4LA

Asking Price: £490,000

- 2 Double Bedroom Semi-Detached Bungalow
- Potential to Extend into Loft (STPP)
- 18' 09 x 6' 07 Utility Room
- No Forward Chain, 60' Rear Garden











Property Description

Thomas Brown Estates are delighted to offer this two double bedroom semi-detached bungalow, being offered to the market with no forward chain and boasting excellent potential to extend STPP. Ideally located within walking distance of Orpington High Street, this property offers generous accommodation, a 60' rear garden and driveway.

The accommodation comprises an entrance hall, lounge opening into a conservatory/dining area, kitchen, two well-proportioned double bedrooms, WC, shower room and a sizeable utility room.

Externally, the property benefits from a 60' rear garden, while to the front is a driveway providing off street parking. There is also excellent potential to extend into the loft space STPP, as demonstrated by a number of neighbouring properties in the local area.

Gillmans Road is ideally positioned for a range of local schools, shops, bus routes and the amenities of Orpington High Street, with Orpington Station also providing convenient access to central London.

Internal viewing is highly recommended to fully appreciate the potential and accommodation on offer. Please call Thomas Brown Estates to arrange an appointment.









Entrance Hall:
Double glazed opaque door to side, wood effect flooring, radiator.

Lounge:
12' 11" x 11' 06" (3.94m x 3.51m). (Open plan to conservatory). Carpet, radiator.

Conservatory:
10' 11" x 10' 02" (3.33m x 3.1m). Double glazed door to rear, carpet.

Kitchen:
11' 04" x 7' 05" (3.45m x 2.26m). Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, integrated undercounter fridge, double glazed panel to side, wood effect flooring.

Bedroom 1:
14' 02" x 10' 03" (4.32m x 3.12m). Double glazed bay window to front, carpet, radiator.

Bedroom 2:
13' 04" x 10' 01" (4.06m x 3.07m). Double glazed window to front, carpet, radiator.

Utility Room:
18' 09" x 6' 07" (5.72m x 2.01m). Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for tower fridge, space for tower freezer, space for washing machine, space for dishwasher, space for tumble dryer, door to front, double glazed window and double glazed door to rear, wood effect flooring.

Shower Room:
Wash hand basin, shower with rainforest head over and shower attachment, double glazed window to rear, tiled walls, wood effect flooring, heated towel.

Separate WC:
WC, wash hand basin, double glazed opaque window to side, wood effect flooring, radiator.

Other Benefits Include:

Garden:
60' 0" (18.29m). Patio area with rest laid to lawn, mature shrubs, brick built shed.

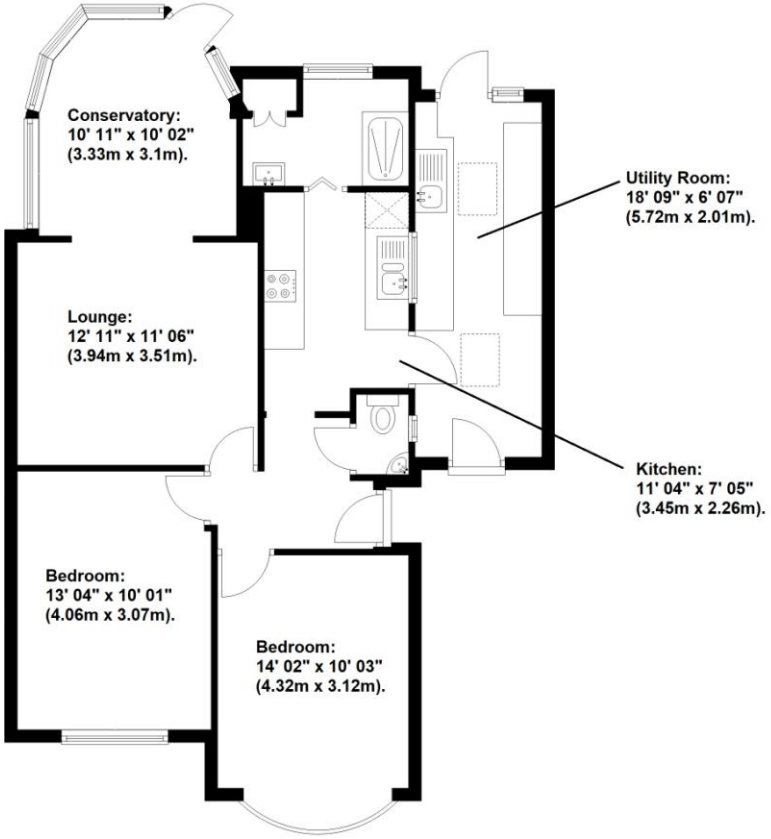
Front:
Block paved drive, covered entrance.

Double Glazing

Central Heating System

No Forward Chain

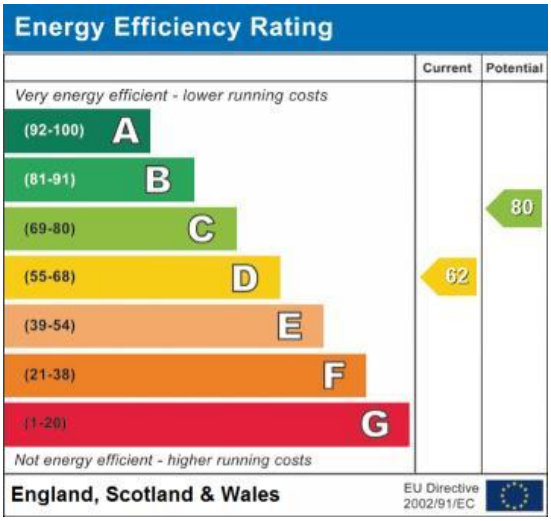
Ground Floor



Total area: approx. 79.8 sq. metres (859.3 sq. feet)

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





Council Tax Band: D

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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