THOMAS BROWN
ESTATES



55 Somerden Road, Orpington, BR5 4HT

Asking Price: £400,000

- 2 Bedroom Extended Semi-Detached Bungalow
- Well Located for Local Amenities & St. Mary Cray Station
- Potential to Extend Further (STPP)
- No Forward Chain, Garage & OSP











Property Description

Thomas Brown Estates are delighted to present this rear extended two bedroom semi-detached bungalow, situated on a quiet and highly sought after road in Orpington. Offered to the market with no onward chain, this attractive home provides excellent accommodation with further potential to extend (subject to the necessary planning permissions).

The accommodation comprises a welcoming entrance hall, a spacious lounge with direct access to the rear garden, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom.

Externally, the property benefits from front and rear gardens, along with a private driveway providing off street parking, and a detached garage. There is also excellent scope to convert and extend into the loft space (STPP), as many neighbouring properties have successfully done.

Somerden Road is ideally located for a range of local amenities, well-regarded schools, convenient bus routes, and St. Mary Cray railway station, offering excellent transport links.

Please contact Thomas Brown Estates to arrange your appointment to view.









Entrance Hall:
Double glazed door to front, laminate flooring, radiator.

Lounge:
20' 02" x 12' 07" (6.15m x 3.84m). Feature fireplace, double glazed patio doors to garden, carpet, two radiators.

Kitchen:
13' 0" x 9' 02" (3.96m x 2.79m). Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, tiled splashbacks, undercounter lighting, double glazed window to rear, double glazed door to side, vinyl flooring.

Bedroom 1:
12' 09" x 11' 08" (3.89m x 3.56m). (Measured to back of wardrobe) Built in wardrobe, double glazed bay window to front, laminate flooring, radiator.

Bedroom 2:
10' 02" x 7' 09" (3.1m x 2.36m). Double glazed window to front, laminate flooring, radiator.

Bathroom:
WC, wash hand basin in vanity unit, bath with shower over, double glazed window to side, tiled walls, vinyl flooring, loft access.

Other Benefits Include:

Garden:
40' 0" x 35' 0" (12.19m x 10.67m). (Approx.) Patio area with rest laid to lawn, outdoor power socket, tap.

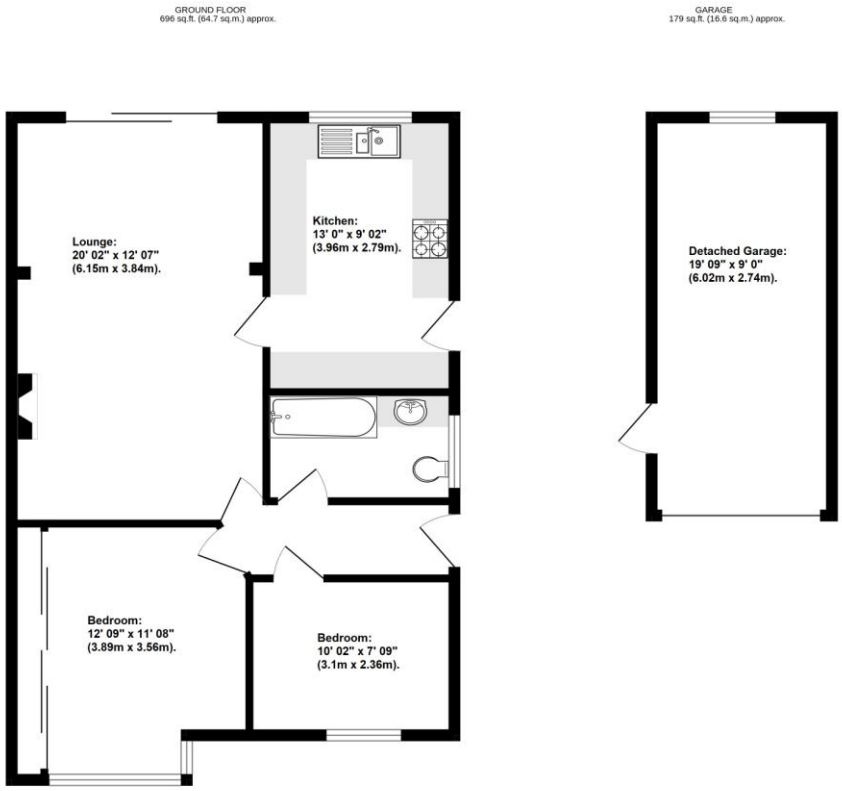
Front:
Drive, laid to lawn.

Detached Garage:
19' 09" x 9' 0" (6.02m x 2.74m). Up and over door, double glazed door to side, double glazed window to rear, power and light.

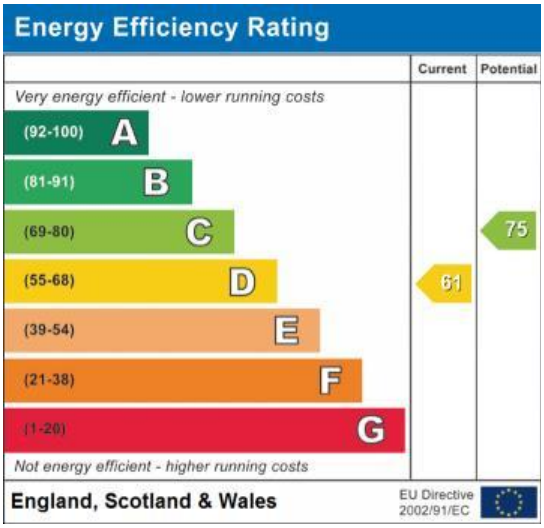
Double Glazing

Central Heating System

No Forward Chain







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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