THOMAS BROWN
ESTATES

98 Lodge Crescent, Orpington, BR6 0QG

Asking Price: £519,000

- 2 Double Bedroom Detached Bungalow
- Summerhouse, Garage & Off Street Parking
- Excellent Potential to Extend (STPP)
- Well Located for Orpington High Street

Property Description

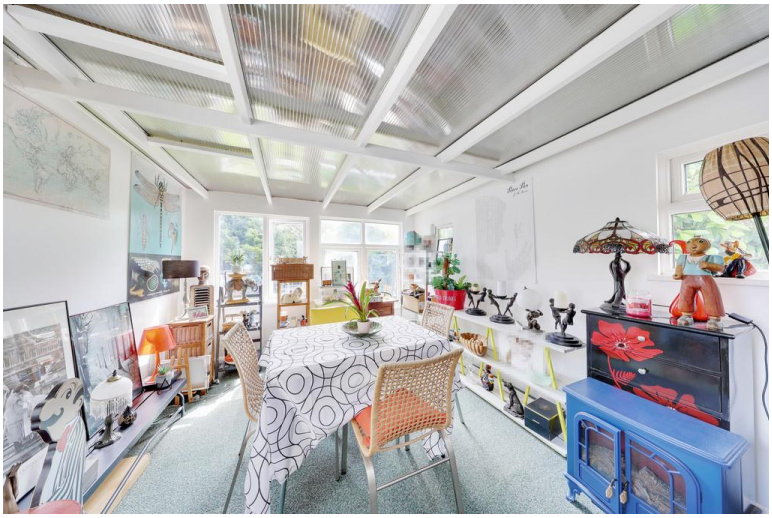
Thomas Brown Estates are delighted to offer this well presented two double bedroom detached bungalow, situated on a quiet residential road within easy walking distance of Orpington High Street.

The accommodation comprises an entrance hallway, lounge that leads to a sun room, kitchen/breakfast room, bathroom, WC and two double bedrooms.

Externally, the property boasts a mature rear garden mainly laid to lawn with numerous seating areas, summer house and a garage. To the front is a driveway for numerous vehicles.

Subject to the usual planning permissions (STPP), there is excellent potential to extend to the rear and/or into the loft space.

Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of accommodation and location on offer.



ENTRANCE HALL
Composite door to front, laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM
11' 08" x 9' 10" (3.56m x 3m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, double glazed window to side, double glazed door to rear, double glazed panel to rear, tiled flooring, radiator.

LOUNGE
15' 02" x 12' 11" (4.62m x 3.94m) Double glazed sliding door to sun room, laminate flooring, radiator.

SUN ROOM
12' 10" x 10' 08" (3.91m x 3.25m) Double glazed windows to rear, double glazed door to side, carpet tiles.

BEDROOM 1
14' 09" x 10' 08" (4.5m x 3.25m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 2
13' 11" x 9' 11" (4.24m x 3.02m) Double glazed bay window to front, laminate flooring, radiator.

BATHROOM
Wash hand basin, bath with shower over, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

SEPARATE WC
WC, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN
72' 0" (21.95m) Covered seating area, laid to lawn, mature shrubs.

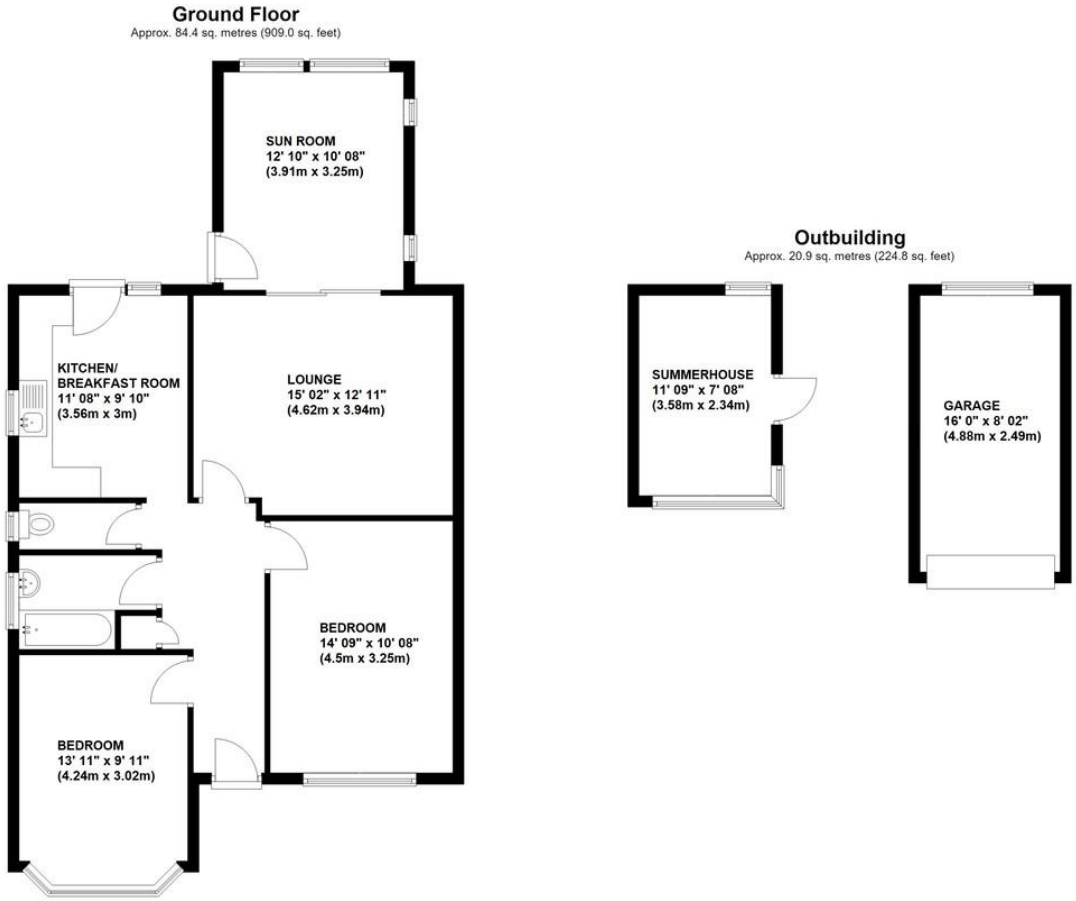
FRONT
In and out gravel drive, mature shrubs.

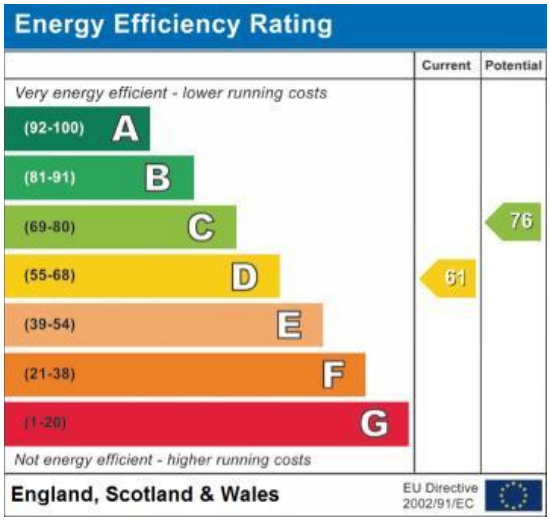
GARAGE
16' 0" x 8' 02" (4.88m x 2.49m) Up and over door to front, door to side, window to rear, power and light.

SUMMERHOUSE
11' 09" x 7' 08" (3.58m x 2.34m)

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





Council Tax Band: E

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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