THOMAS BROWN
ESTATES

## 5 Tintagel Road, Orpington, BR5 4LG

**Asking Price: £545,000**

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

# Property Description

Thomas Brown Estates are delighted to offer this well presented three bedroom semi-detached family home, boasting a large driveway providing off street parking for up to four vehicles and easy access to Orpington High Street, Station and local amenities. There is excellent potential to extend to the rear, side and into the loft, subject to the necessary planning permissions, with many neighbouring homes having been similarly enhanced.

The ground floor comprises a welcoming entrance hallway, a spacious and bright lounge, and a well-proportioned kitchen/dining room spanning the rear of the property, enjoying direct access to the secluded rear garden, making it ideal for both everyday family living and entertaining.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Outside, the property boasts a mature rear garden, predominantly laid to lawn with a generous patio area, perfect for alfresco dining and summer entertaining. To the front, a substantial driveway provides ample off street parking for four vehicles.

Internal viewing is highly recommended to fully appreciate the property's presentation, location and outstanding future potential.

**Entrance Hall:**
Double glazed door to front, opaque panel to side, tile effect flooring, radiator.

**Lounge:**
15' 05" x 12' 04" (4.7m x 3.76m). Feature fireplace, double glazed bay window to front, solid wood flooring, radiator.

**Kitchen/Diner:**
18' 07" x 11' 04" (5.66m x 3.45m). Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated gas hob with extractor over, integrated dishwasher, space for fridge/freezer, double glazed window to rear, double glazed French doors to rear, double glazed door to side, tile effect flooring, radiator.

**Stairs To First Floor Landing:**
Double glazed window to side, carpet.

**Bedroom 1:**
13' 01" x 9' 10" (3.99m x 3m). Fitted wardrobes, double glazed window to front, carpet, radiator.

**Bedroom 2:**
10' 11" x 9' 11" (3.33m x 3.02m). Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.

**Bedroom 3:**
8' 11" x 8' 05" (2.72m x 2.57m). Fitted wardrobes, double glazed window to front, laminate flooring, radiator.

**Bathroom:**
WC, wash hand basin, bath with shower over and shower attachment, two double glazed opaque windows to side, tiled walls, tiled flooring, heated towel rail.

**Other Benefits Include:**

**Garden:**
58' 0" x 28' 0" (17.68m x 8.53m). Patio area with rest laid to lawn, mature shrubs and flowerbeds.

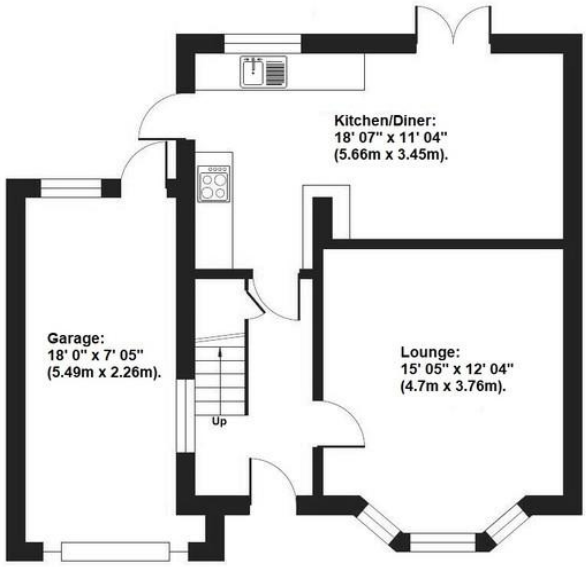
**Front:**
Block paved drive for four vehicles.

**Garage:**
18' 0" x 7' 05" (5.49m x 2.26m). Shutter door to front, door and window to rear, space for washing machine, space for tumble dryer.

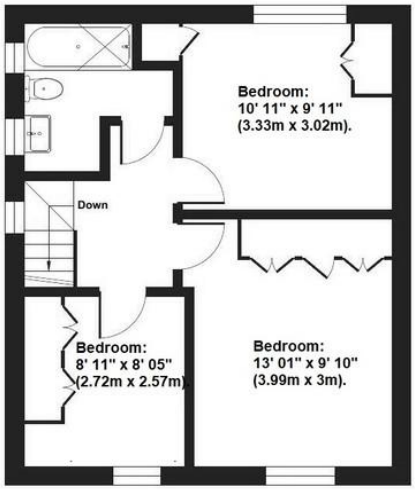
**Double Glazing**

**Central Heating System**

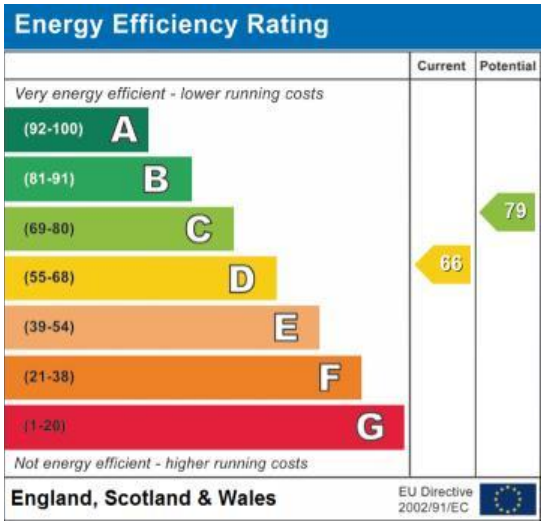
Approximate Area = 917 sq ft / 85.2 sq m
Garage = 147 sq ft / 13.6 sq m
Total = 1064 sq ft / 98.8 sq m
For identification only - Not to scale




GROUND FLOOR




FIRST FLOOR




**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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