

THOMAS BROWN

ESTATES

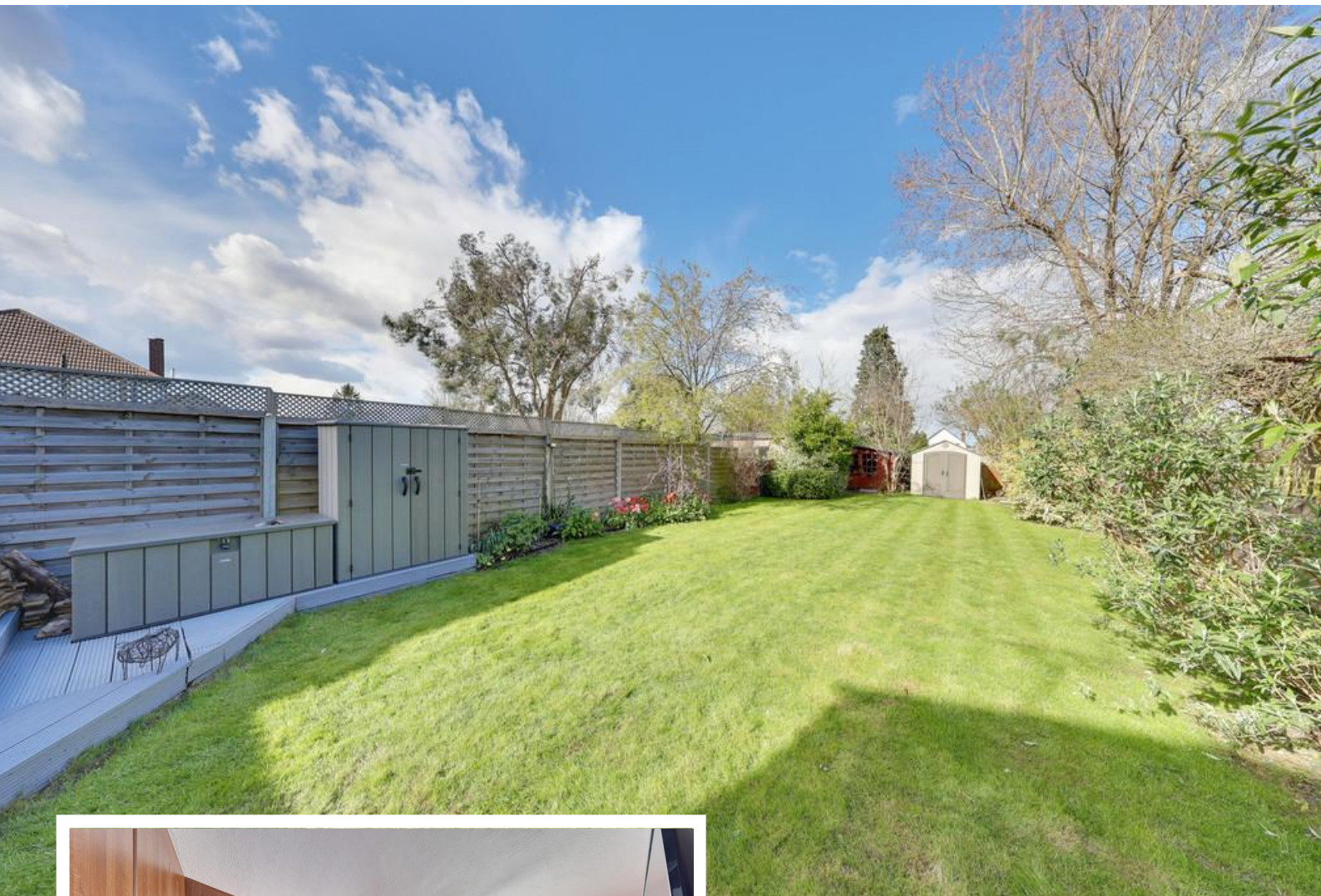


127 Hillcrest Road, Orpington, BR6 9AG

Offers IEO: £620,000

- 3 Bedroom Extended Semi-Detached House
- Well Located for Well-Regarded Schools & Stations
- Orpington South
- Potential to Extend Further (STPP)





Property Description

Thomas Brown Estates are delighted to offer this well presented and extended three bedroom semi-detached home, located on the highly sought after and prestigious Hillcrest Road in South Orpington.

The ground floor accommodation comprises an entrance porch and hallway, a spacious lounge, and a kitchen/diner that opens into a bright conservatory. There is also a useful utility area and a shower room.

Upstairs the property offers three bedrooms, a family bathroom and a separate WC, all accessed from the central landing.

Externally, the property benefits from a generous rear garden, mainly laid to lawn with a decked area ideal for entertaining and outdoor dining. To the front, there is a block paved driveway providing off street parking.

While already offering substantial living space, the property presents further potential to extend (subject to planning permission), either further to the rear or into the loft, as seen with similar homes in the area.

Hillcrest Road is ideally situated for well-regarded local schools including St. Olave's and Newstead Wood School for Girls, as well as Orpington High Street, excellent bus routes, and Orpington and Chelsfield mainline stations.

Early viewing is highly recommended to fully appreciate the quality of the location and accommodation on offer.



ENTRANCE PORCH

Double glazed French door to front, tiled flooring.

ENTRANCE HALL

Double glazed opaque window to side, solid wood flooring, radiator.

LOUNGE

15' 10" x 12' 02" (4.83m x 3.71m) Multi fuel burner, double glazed bay window to front, solid wood flooring, radiator.

KITCHEN/DINER

18' 07" x 10' 04" (5.66m x 3.15m) Range of matching wall and base units with worktops over, sink and drainer, space for American fridge/freezer, space for range style cooker, extractor hood, integrated dishwasher, double glazed French doors to conservatory, solid wood flooring, radiator.



CONSERVATORY

12' 03" x 11' 03" (3.73m x 3.43m) Brick base, double glazed windows to side and rear, double glazed French doors to rear, double glazed door to side, wood flooring.

UTILITY ROOM

Double glazed window to side, double glazed door to rear, space for washing machine and tumble dryer, tile effect flooring, radiator.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, tile effect flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque panel to side, carpet.



BEDROOM 1

13' 03" x 11' 01" (4.04m x 3.38m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 01" x 9' 07" (3.38m x 2.92m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 02" x 8' 04" (2.79m x 2.54m) Double glazed window to side, laminate flooring, radiator.

BATHROOM

Wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to side, tiled walls, tile effect flooring, heated towel rail.



SEPARATE WC

Low level WC, double glazed opaque window to side, tile effect flooring.

OTHER BENEFITS INCLUDE:

GARDEN

70' 0" (21.34m) Decked area with rest laid to lawn, mature shrubs, shed with power.

FRONT

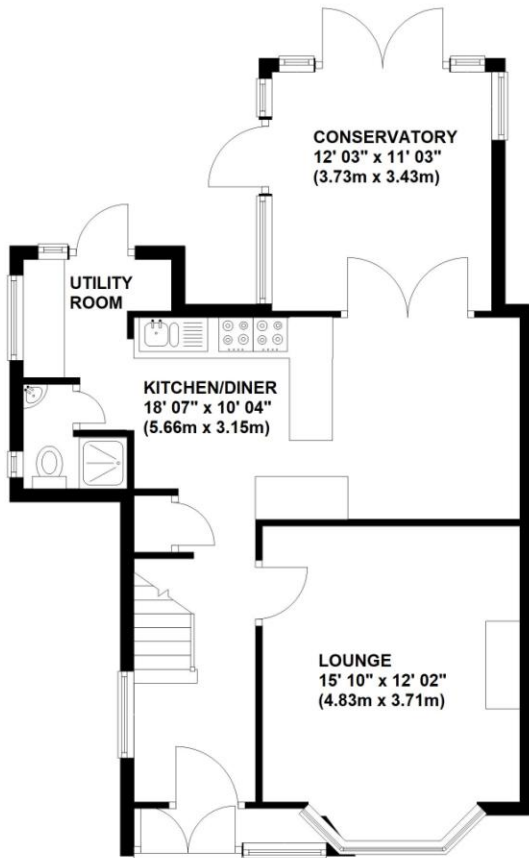
Block paved drive for multiple vehicles, part laid to lawn.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

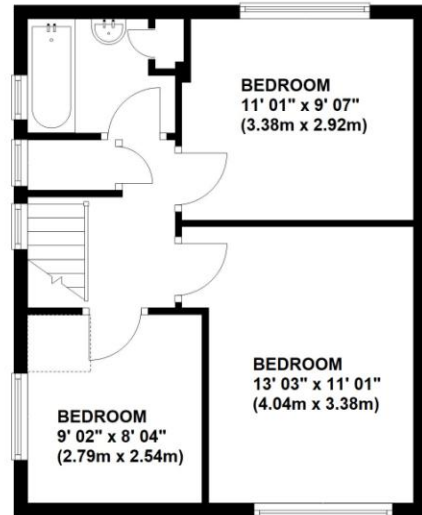
Ground Floor

Approx. 59.9 sq. metres (645.1 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 100.1 sq. metres (1077.8 sq. feet)

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



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	67	
(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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