

THOMAS BROWN

ESTATES



16 Lancing Road, Orpington, BR6 0QT

Asking Price: £795,000

- 3 Bedroom Extended Detached House
- Close to Orpington High Street & Station
- Potential to Extend Further (STPP)
- No Forward Chain, Recently Refurbished





Property Description

Thomas Brown Estates are delighted to offer this recently refurbished, extended three bedroom detached family home, ideally situated towards the lower end of the highly sought after Lancing Road in BR6. The property is conveniently positioned within walking distance of Orpington High Street and Orpington Station, while benefiting from a quiet and desirable residential setting.

The ground floor comprises a welcoming entrance hallway, an impressive 27'3" lounge/dining room which leads to the conservatory, and a newly fitted kitchen which is open plan to the breakfast room. A downstairs WC and integral garage complete the ground floor accommodation.

To the first floor are three bedrooms, two of which are generous doubles with fitted wardrobes, together with a modern family bathroom and separate WC.

Externally, the property benefits from an 85' rear garden, predominantly laid to lawn with a patio area, providing an excellent space for families and outdoor entertaining. To the front is a driveway providing off street parking.

There is also excellent potential to further extend the property, subject to the necessary planning permissions (STPP). Possibilities include extending further across the rear, converting the loft and garage, or creating additional accommodation above the garage, as several neighbouring properties have done.

Lancing Road is ideally located for a range of highly regarded schools, local shops, bus routes and amenities, with Orpington High Street and Orpington Station both within easy reach.

Early viewing is highly recommended to fully appreciate the generous accommodation, quality of refurbishment and excellent location this exceptional family home has to offer. Please contact Thomas Brown Estates to arrange your viewing.



Entrance Hall:

Double glazed door to front, wood effect flooring, radiator.

Lounge/Dining Room:

27' 03" x 12' 04" (8.31m x 3.76m). Double glazed window to front, wood effect flooring, radiator.

Kitchen:

12' 01" x 7' 01" (3.68m x 2.16m). (Open plan to breakfast room). Range of matching wall and base units with worktops over, sink, integrated Bosch oven, integrated Bosch electric hob with extractor over, integrated Bosch dishwasher, integrated Bosch microwave, double glazed window to rear, tiled flooring.

Breakfast Room:

10' 06" x 9' 04" (3.2m x 2.84m). Double glazed windows and double glazed door to rear, wood effect flooring, radiator.



Conservatory:

12' 08" x 6' 10" (3.86m x 2.08m). Double glazed window to rear, double glazed door to side, wood effect flooring, radiator.

Cloakroom:

WC, tiled flooring.

Stairs To First Floor Landing:

Double glazed opaque window to side, wood effect flooring.

Bedroom 1:

13' 0" x 12' 04" (3.96m x 3.76m). (Measured to back of wardrobes). Fitted wardrobes, double glazed window to front, wood effect flooring, radiator.

Bedroom 2:

13' 10" x 10' 08" (4.22m x 3.25m). (Measured to back of wardrobes). Fitted wardrobes, double glazed window to rear, wood effect flooring, radiator.

Bedroom 3:

8' 11" x 7' 10" (2.72m x 2.39m). Double glazed window to rear, wood effect flooring, radiator.



Bathroom:

Wash hand basin, bath with shower over, fitted storage, double glazed opaque window to front, tiled walls, tiled flooring, heated towel rail.

Separate WC:

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

Other Benefits Include:

Garden:

85' 0" (25.91m). (Measured at maximum). Patio area with rest laid to lawn, mature shrubs.

Front:

Drive, part laid to lawn, mature hedges.

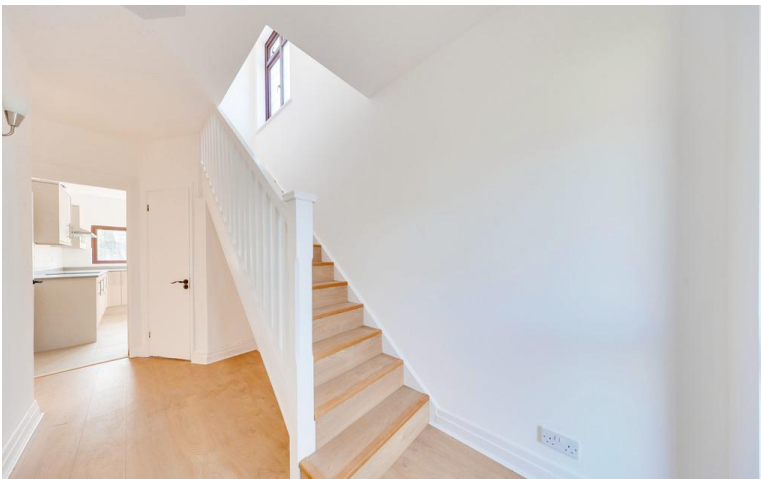
Integral Garage:

16' 07" x 11' 03" (5.05m x 3.43m). (Measured at maximum) Doors to front, wood effect flooring, radiator.

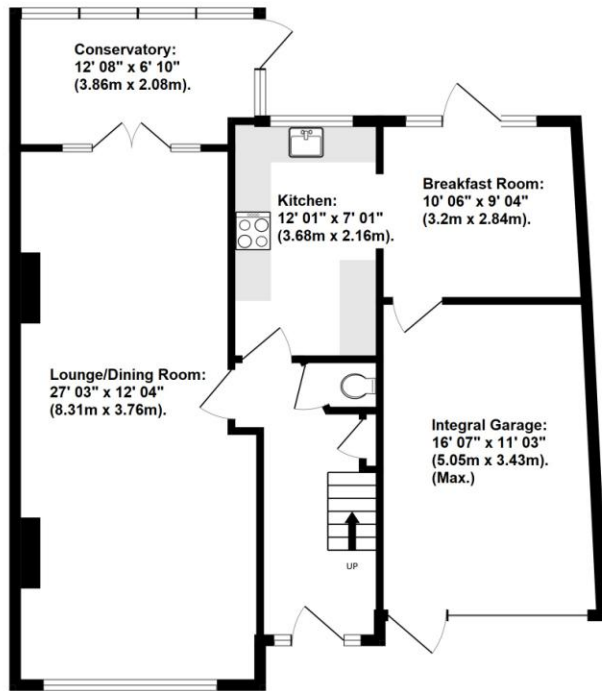
Double Glazing

Central Heating System

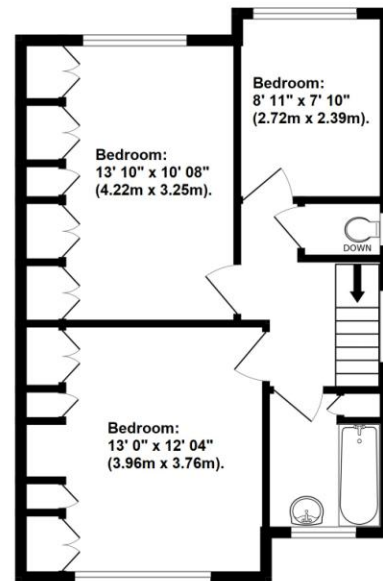
No Forward Chain



GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.

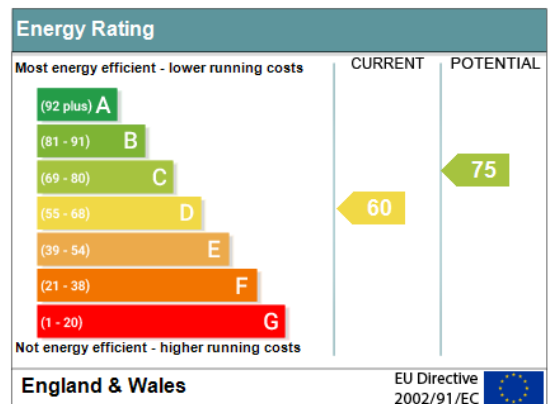


1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1347 sq.ft. (125.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: F

Tenure: Freehold

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