THOMAS BROWN
ESTATES



21 Giggs Hill, Orpington, BR5 2SA

Asking Price: £400,000

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











Property Description

Thomas Brown Estates are delighted to present this two double bedroom semi-detached home, offered to the market with no forward chain and boasting a generous 90' rear garden, together with excellent potential for refurbishment and extension, subject to the necessary planning permissions.

Ideally positioned on Giggs Hill, within walking distance of local amenities, the property offers exciting scope for improvement, including a rear extension and/or loft conversion, as many neighbouring properties have successfully undertaken. The spacious principal bedroom also offers the potential to be reconfigured to create a third bedroom, subject to requirements.

The existing accommodation comprises an entrance hall, lounge, kitchen/dining room and lobby area to the ground floor. To the first floor are two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from an impressive 90' rear garden, a garage and on road parking to the front. Subject to the necessary planning permissions, there is potential to create a driveway.

The property is conveniently located for local schools, shops, bus routes and St. Mary Cray mainline station, making it an appealing prospect for buyers seeking a home with scope to add value.

Internal viewing is highly recommended to fully appreciate the location, garden and potential this property has to offer.









Entrance Hall:
Double glazed opaque door to front, carpet, radiator.

Lounge:
15' 01" x 12' 03" (4.6m x 3.73m). Double glazed window to front, carpet, radiator.

Kitchen/Diner:
15' 01" x 8' 04" (4.6m x 2.54m). Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, space for undercounter fridge, space for undercounter freezer, space for washing machine, space for slimline dishwasher, double glazed window to rear, vinyl flooring, radiator.

Lobby:
Understairs cupboard, double glazed door to rear, vinyl flooring.

Stairs To First Floor Landing:
Airing cupboard, carpet, radiator.

Bedroom 1:
18' 06" x 10' 07" (5.64m x 3.23m) Built in storage, fitted wardrobes, two double glazed windows to front, carpet, radiator.

Bedroom 2:
11' 06" x 9' 09" (3.51m x 2.97m). Built in wardrobe, double glazed window to rear, carpet, radiator.

Bathroom:
WC, wash hand basin, bath, double glazed opaque window to rear, tiled walls, wood effect flooring, radiator.

Other Benefits Include:

Garden:
90' 0" (27.43m). Patio area with rest laid to lawn, mature shrubs, side access.

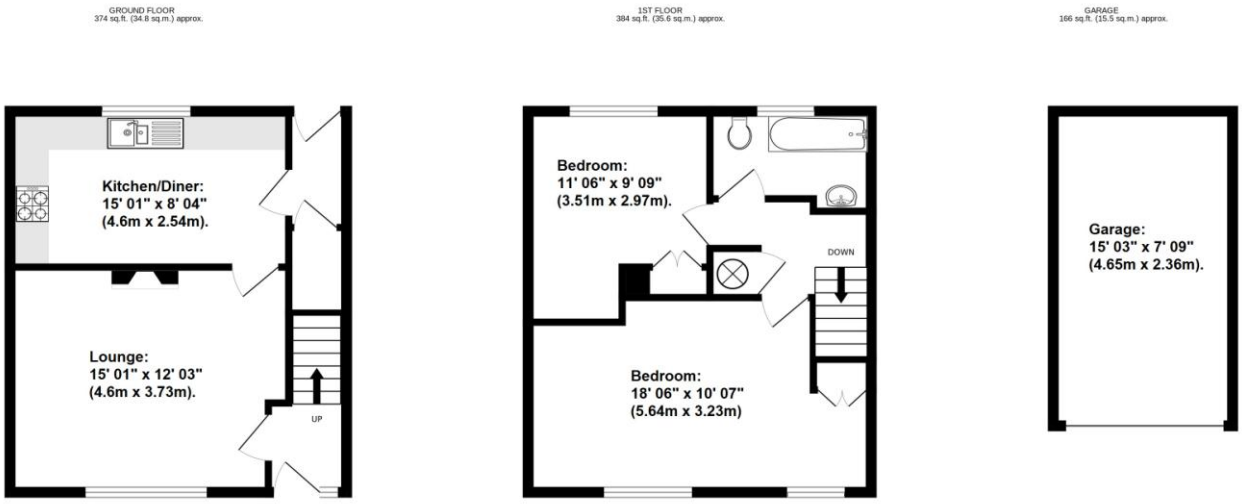
Front Garden:
Laid to lawn, ability to create a drive (STPP).

Garage:
15' 03" x 7' 09" (4.65m x 2.36m). Up and over door, two windows to rear.

Double Glazing

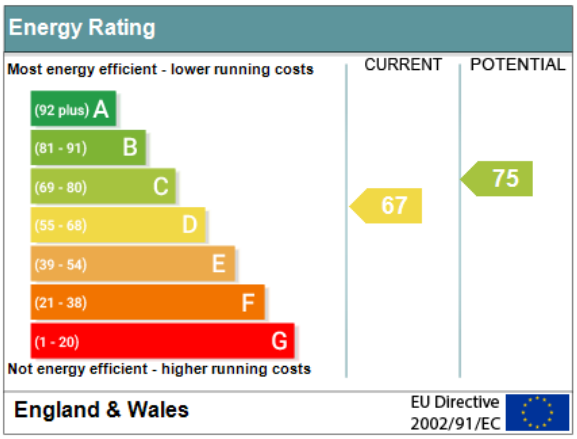
Central Heating System

No Forward Chain



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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.
Made with Metropix ©2026



Council Tax Band: D

Tenure: Freehold

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.
The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN ESTATES