

THOMAS BROWN

ESTATES



92 Lodge Crescent, Orpington, BR6 0QG

Guide: £525,000-£550,000

- 3 Bedroom Modernised Detached Bungalow
- Well Located for Orpington High Street
- Excellent Potential to Extend (STPP)
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and modernised three bedroom detached bungalow, being offered to the market with no forward chain and situated on a quiet residential road within easy walking distance of Orpington High Street.

The accommodation comprises an entrance hallway, open plan lounge/dining room leading to a lean-to, recently installed kitchen (2025), three bedrooms, modern family bathroom and a separate WC.

Externally, the property boasts a mature rear garden, mainly laid to lawn and complemented by numerous seating areas, a workshop and additional storage. To the front is a garage and driveway providing off street parking.

Subject to the usual planning permissions (STPP), the property also offers excellent potential to extend to the rear, convert the garage and/or utilise the loft space, providing scope to further enhance the accommodation.

Please call Thomas Brown Estates to arrange an appointment to view and fully appreciate the quality, versatility and excellent location this property has to offer.



Entrance Hall:

Composite door to side, storage cupboard, wood effect flooring, two radiators.

Lounge/Dining Room:

20' 0" x 18' 08" (6.1m x 5.69m). Two double glazed opaque windows to side, two double glazed window to rear, double glazed French doors to rear, wood effect flooring, radiator.

Kitchen:

12' 10" x 9' 05" (3.91m x 2.87m). Range of matching wall and base units with worktops over, ceramic sink and drainer, integrated double oven, integrated gas hob with extractor over, integrated dishwasher, space for fridge/freezer, space for washing machine, tiled splashbacks, double glazed opaque window to side, wood effect flooring, radiator.

Lean-To:

Windows to rear and side, French doors to rear.

Bedroom 1:

11' 11" x 11' 03" (3.63m x 3.43m). Double glazed window to front, carpet, radiator.

Bedroom 2:

10' 02" x 10' 02" (3.1m x 3.1m). (Measured at maximum). Double glazed window to side, carpet, radiator.

Bedroom 3:

9' 09" x 6' 09" (2.97m x 2.06m). Double glazed window to side, carpet, radiator.

Bathroom:

WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to side, part tiled walls, tiled flooring, heated towel rail.

Separate WC:

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

Other Benefits Include:

Garden:

65' 0" (19.81m). Patio area with rest laid to lawn, mature flowerbeds, storage/workshop.

Garage:

15' 11" x 8' 05" (4.85m x 2.57m). Doors to front, double glazed window to side, radiator.

Off Street Parking

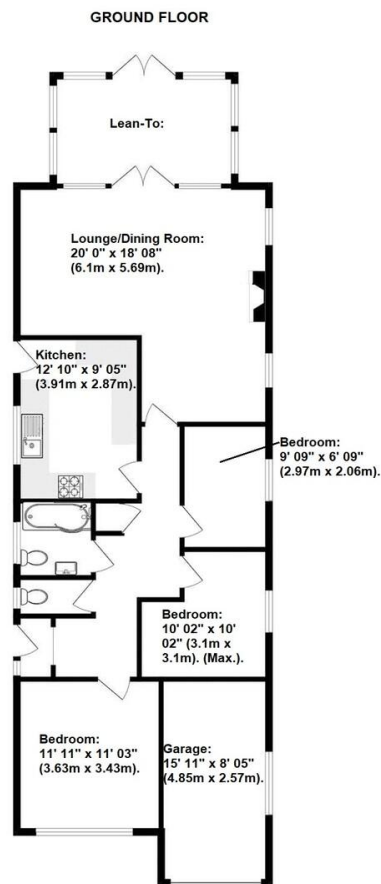
Drive.

Double Glazing

Central Heating System

No Forward Chain



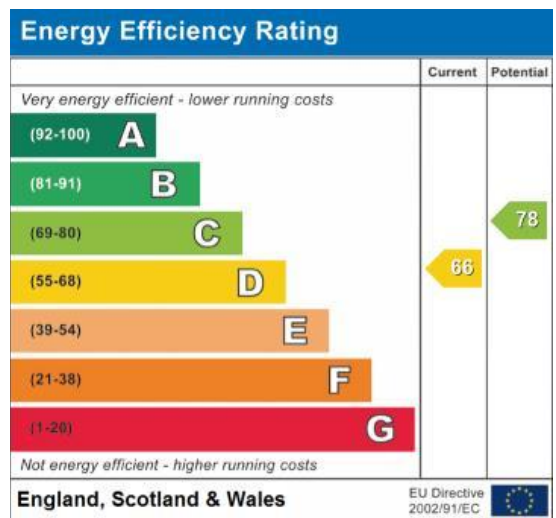


This plan is for illustration purpose only - not to scale



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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