

# THOMAS BROWN

ESTATES

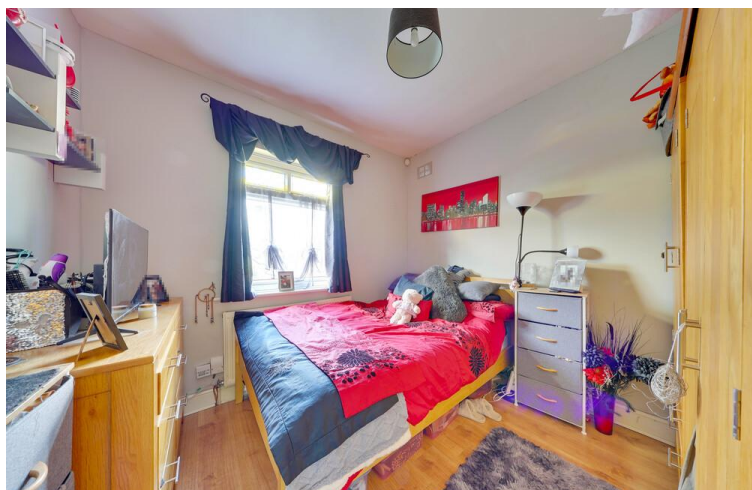


**40 Sussex Road, Orpington, BR5 4JF**

**Asking Price: £400,000**

- 2 Bedroom, Rear Extended Semi-Detached Bungalow
- Potential for Loft Conversion (STPP)
- Well Located for Orpington High Street & Stations
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this rear extended two bedroom semi-detached bungalow, being offered to the market with no forward chain and boasting an impressive open plan living space, driveway and secluded 55' rear garden. Conveniently situated for Orpington High Street, Orpington and St. Mary Cray stations, well regarded local schools and a range of bus routes, this property offers a superb opportunity for those seeking single storey living in a convenient location.

The accommodation comprises an entrance hall, a spacious 21'03 lounge with direct access to the rear garden and opening into a 14'6 kitchen/dining room, creating an excellent open plan living and entertaining space. There are also two bedrooms and a family bathroom featuring a separate freestanding roll top bath and a shower.

Externally, the property benefits from a secluded 55' rear garden, mainly laid to lawn and providing an ideal setting for alfresco dining and outdoor entertaining. To the front is a driveway offering off street parking.

Subject to the necessary planning permissions, there is excellent potential to extend into the loft space, as many neighbouring properties have done, providing an exciting opportunity to further enhance the accommodation.

Sussex Road is conveniently positioned for Orpington High Street, Orpington and St. Mary Cray railway stations, well regarded local schools and a range of bus routes, ensuring excellent access to local amenities and transport links.

Please contact Thomas Brown Estate Agents in Orpington to arrange a viewing and fully appreciate the accommodation, potential and excellent location on offer. Early viewing is highly recommended.



### Entrance Hall:

Double glazed opaque door to side, laminate flooring, radiator.

### Lounge:

21' 03" x 11' 10" (6.48m x 3.61m). Double glazed sliding doors to rear, laminate flooring, radiator.

### Kitchen/Diner:

14' 06" x 8' 04" (4.42m x 2.54m). Range of matching wall and base units with worktops over, sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, space for table and chairs, double glazed window to rear, laminate flooring, radiator.



### Bedroom 1:

16' 02" x 11' 0" (4.93m x 3.35m). Double glazed bay window to front, laminate flooring, radiator.

### Bedroom 2:

9' 09" x 9' 06" (2.97m x 2.9m). Double glazed window to front, laminate flooring, radiator.

### Bathroom:

WC, wash hand basin in vanity unit, roll top freestanding bath, shower cubicle, double glazed opaque window to side, tiled flooring, heated towel rail.



### Other Benefits Include:

#### Garden:

56' 0" (17.07m). Patio area with rest laid to lawn, shed.

#### Front:

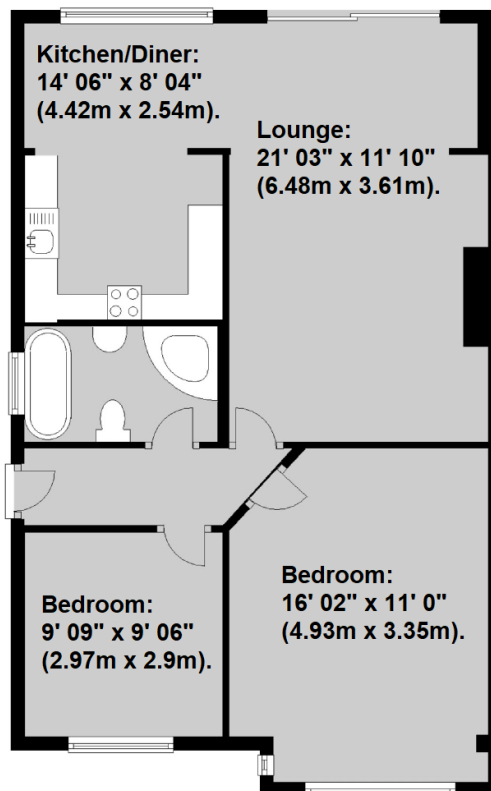
Drive, part laid to lawn.

### Double Glazing

### Central Heating System

### No Forward Chain





This plan is for illustration purpose only - not to scale



**Council Tax Band: D**

**Tenure: Freehold**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         | 87        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 68      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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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