

THOMAS BROWN

ESTATES



37 Oregon Square, Orpington, BR6 8BH

Asking Price: £485,000

- 2 Bedroom Semi-Detached Bungalow
- Well Located for Highly Regarded Schools & Stations
- Excellent Potential to Extend (STPP)
- No Forward Chain, 140' Rear Garden





Property Description

Thomas Brown Estates are delighted to present this two bedroom semi-detached bungalow, situated on the ever popular Oregon Square and offered to the market with no onward chain. Requiring modernisation, with this reflected in the asking price, the property offers fantastic potential to extend and create a superb bespoke family home, complemented by an impressive 140' rear garden.

Ideally positioned within easy reach of Orpington and Petts Wood High Streets, both railway stations, excellent local schools and convenient transport links, the property enjoys a peaceful residential setting whilst remaining well connected to a wealth of local amenities.

Subject to the necessary planning permissions, and following the example of other properties within the locality, there is excellent scope to extend across the rear, to the side and/or into the loft space, offering exciting possibilities for those looking to create a home tailored to their individual requirements.

The existing accommodation comprises an entrance hallway, two bedrooms, an open-plan lounge/dining room, kitchen and bathroom.

Externally, the property benefits from a driveway providing off-street parking, a detached garage and a particularly generous rear garden extending to approximately 140', offering considerable potential for landscaping and further development, subject to the necessary consents.

Oregon Square is particularly well placed for the highly regarded Darrick Wood schools, Orpington and Petts Wood railway stations, both high streets and a range of local bus routes.

Early viewing is highly recommended to fully appreciate the potential, generous garden and desirable location on offer. Contact Thomas Brown Estates today to arrange your viewing.



Entrance Hall:

Double glazed opaque door to front, carpet, radiator.

Lounge/Dining Room:

18' 07" x 14' 10" (5.66m x 4.52m). Double glazed window to side, double glazed French doors to rear, double glazed opaque door to rear, carpet, radiator.

Kitchen:

9' 01" x 7' 11" (2.77m x 2.41m). Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated slimline dishwasher, space for fridge/freezer, space for washing machine, double glazed window to side, vinyl flooring.



Bedroom 1:

12' 06" x 11' 0" (3.81m x 3.35m). Double glazed bay window to front, carpet, radiator.

Bedroom 2:

9' 10" x 7' 04" (3m x 2.24m). Double glazed window to front, carpet, radiator.



Bathroom:

WC, wash hand basin, bath with shower over, double glazed opaque window to side, vinyl flooring, radiator.

Other Benefits Include:

South Facing Garden:

140' 0" (42.67m). Patio area with rest laid to lawn, mature shrubs.

Off Street Parking:

Drive.

Garage:

Door to front, door to side, window to side.

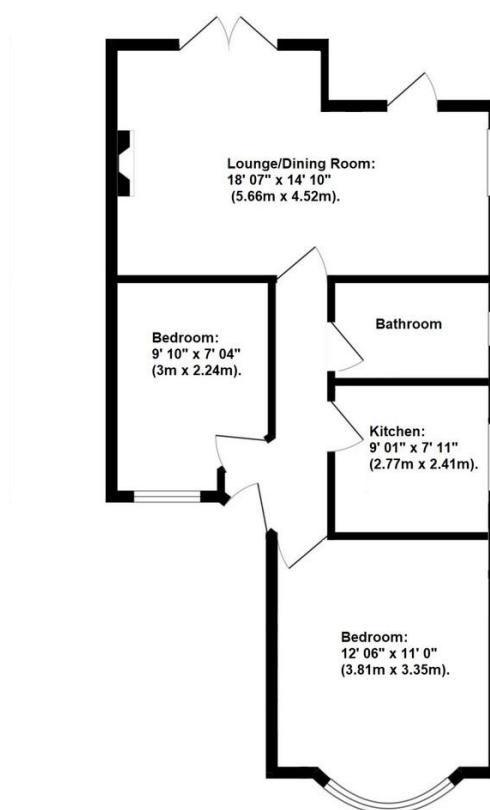
Double Glazing

Central Heating System

No Forward Chain



Ground Floor



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) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(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.

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