

THOMAS BROWN

ESTATES



52 Crofton Road, Orpington, BR6 8HY

Asking Price: £715,000

- 3 Bedroom, 2 Bathroom Detached House
- Short Walk to Orpington Station & Many Sought After Schools
- Fantastic Potential to Extend (STPP)
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this three bedroom two bathroom detached property situated within a short walk to Orpington Station and many sought after schools such as Darrick Wood, Newstead Woods and Crofton Primary School. The property is being offered with no forward chain and provides fantastic potential to extend (STPP) as many have done in the local area. Ideal for the London bound commuter, the accommodation on offer comprises: entrance hallway, lounge, dining room, modern fitted kitchen, utility area and a shower room to the ground floor. To the first floor is a landing providing access to three bedrooms, family bathroom and a separate WC. Externally there is a well kept rear garden mainly laid to lawn, garage to the front (storage only) and a driveway. Crofton Road is well located for local schools, shops, bus routes, Orpington High Street, and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



FRONT
Driveway, covered entrance, mature shrubs.

ENTRANCE HALL
Opaque double glazed door to front, under stairs storage, laminate flooring, radiator and cover.

LOUNGE
13' 10" x 11' 02" (4.22m x 3.4m) Double glazed bay window to front, carpet, radiator.

DINING ROOM
15' 09" x 11' 0" (4.8m x 3.35m) Double glazed French door to rear, double glazed windows to rear, carpet, radiator.

KITCHEN
14' 02" x 8' 0" (4.32m x 2.44m) Range of matching wall and base units with solid wood worktops over, stainless steel sink and drainer, integrated hob with extractor over, integrated double oven, integrated fridge/freezer, integrated dishwasher, double glazed door to rear, double glazed windows to side and rear, tiled flooring, under floor heating, radiator.

UTILITY AREA
Space for American fridge/freezer, space for washing machine, space for dryer, double glazed window to side, tiled flooring, under floor heating.

SHOWER ROOM
Low level WC, wash hand basin in vanity unit, shower cubicle, opaque double glazed window to side, tiled walls, tiled flooring, under floor heating, heated towel rail.

STAIRS TO FIRST FLOOR LANDING
Double glazed window to side, carpet.

BEDROOM 1
14' 01" x 9' 10" (4.29m x 3m) Double glazed bay window to front, carpet, radiator.

BEDROOM 2
11' 05" x 10' 08" (3.48m x 3.25m) Fitted wardrobes and bedroom furniture, double glazed window to rear, carpet, radiator.

BEDROOM 3
8' 03" x 6' 11" (2.51m x 2.11m) Double glazed window to front, carpet, radiator.

BATHROOM
Wash hand basin, bath and shower attachment, opaque double glazed window to rear, tiled walls, laminate flooring, radiator.

SEPARATE WC
Low level WC, opaque double glazed window to rear, laminate flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN
80' 0" x 34' 0" (24.38m x 10.36m) Laid to lawn, side access, mature shrubs.

GARAGE
Storage only, up and over door.

NO FORWARD CHAIN

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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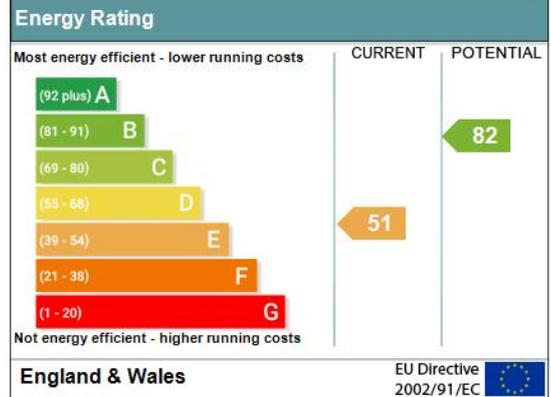
Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold

Address: 52 Crofton Road, ORPINGTON, BR6 8HY
RRN: 7432-5921-8100-0844-9206



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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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