

# THOMAS BROWN

ESTATES



**41 Lodge Crescent, Orpington, BR6 0QE**

**Asking Price: £530,000**

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Potential to Extend into Loft Space (STPP)
- Rear Extended, 85' Rear Garden
- Close to Orpington High Street & Station





## Property Description

Thomas Brown Estates are delighted to offer this rear extended, well presented three bedroom two bathroom semi-detached house set within a popular road located within a short walk of Orpington High Street and local parks, boasting fantastic potential to extend (STPP) into the loft space and a 85' rear garden. The accommodation on offer comprises: entrance porch and hallway, lounge, dining room that is part open plan to the modern fitted kitchen and a shower/utility room to the ground floor. To the first floor there is a landing giving access to three bedrooms and the recently fitted family bathroom. Externally, there is a large (85') well-kept garden to the rear aspect of the property with a decked and patio area perfect for alfresco dining, garage to the side/rear with power and light (currently used as a home office and storage) and off street parking to the front for two vehicles. Lodge Crescent is well located for Orpington mainline station and High Street as well as local schools and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the floor space and central yet quiet location on offer.



**FRONT**  
Driveway for 2 vehicles.

**ENTRANCE PORCH**  
Double glazed door to front.

**ENTRANCE HALL**  
Wooden door to front, laminate flooring, radiator.

**LOUNGE**  
15' 04" x 10' 09" (4.67m x 3.28m) Double glazed window to front, laminate flooring, radiator.

**DINING ROOM**  
10' 05" x 9' 01" (3.18m x 2.77m) Laminate flooring, radiator, part open plan to Kitchen:

**KITCHEN**  
16' 10" x 8' 10" (5.13m x 2.69m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven, space for fridge/freezer, space for dishwasher, double glazed door to rear, double glazed window to rear, tile effect flooring.

**SHOWER/UTILITY ROOM**  
Low level WC, wash hand basin, shower, space for washing machine, double glazed window to side, tiled flooring.

**STAIRS TO FIRST FLOOR LANDING**

**BEDROOM 1**  
13' 09" x 10' 06" (4.19m x 3.2m) Fitted wardrobes, double glazed window to front, laminate flooring, radiator.

**BEDROOM 2**  
10' 11" x 10' 06" (3.33m x 3.2m) Double glazed window to rear, laminate flooring, radiator.

**BEDROOM 3**  
7' 07" x 6' 03" (2.31m x 1.91m) Double glazed window to front and side, laminate flooring, radiator.

**BATHROOM**  
Low level WC, wash hand basin, bath with shower over and attachment, double glazed window to rear, tiled flooring, heated towel rail.

**OTHER BENEFITS INCLUDE:**

**GARDEN**  
Patio area, decked area, laid to lawn.

**GARAGE**  
12' 07" x 7' 05" (3.84m x 2.26m) Storage to front.

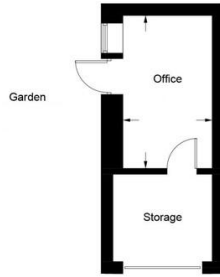
Home Office to rear, double glazed door to side, double glazed window to side, laminate flooring.

**OFF STREET PARKING**

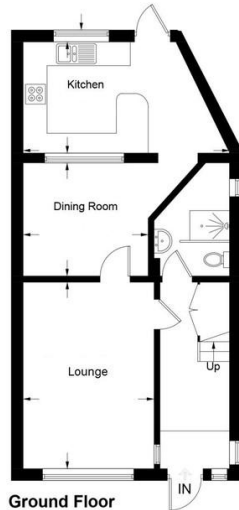
**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**

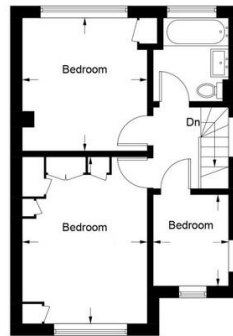




**Lodge Crescent, BR6**



**Ground Floor**



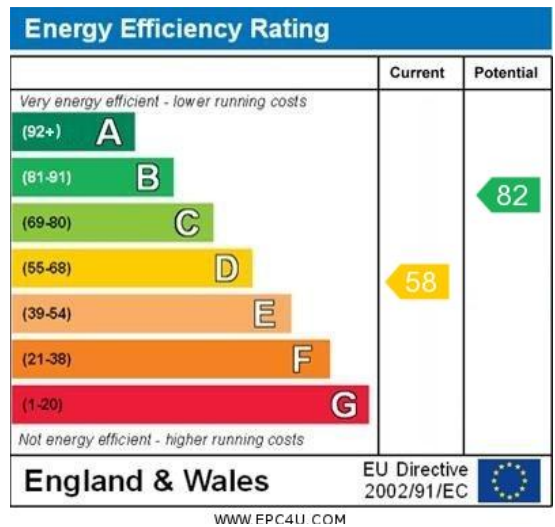
**First Floor**

**Other Information:**

**Council Tax Band:** E

**Construction:** Standard

**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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