

# THOMAS BROWN

ESTATES



**76 Worlds End Lane, Orpington, BR6 6AG**

**Offers IEO: £525,000**

- 2 Double Bedroom Semi-Detached Bungalow
- Potential to Extend Further (STPP)
- Deceptively Spacious
- Close to Chelsfield Station







## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, two double bedroom semi-detached bungalow located within walking distance of Chelsfield Station, Glentrammon Park, Green Street Green High Street and Primary School. STPP there is fantastic potential to extend further across the rear, into the loft space and replace the garage with a driveway if required as others have done in the location. The accommodation is being offered to the market with no forward chain and comprises; entrance porch and hallway, lounge/dining room that leads to the conservatory, kitchen, two double bedrooms, bathroom and a WC. Externally there is a large rear garden mainly laid to lawn with a patio and a garage to the rear. Worlds End Lane is very well located for local schools, shops, bus routes and Chelsfield Station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the location and potential on offer.





#### FRONT

Pathway to front door with rest laid to lawn, ability to create a driveway (STPP).

#### ENTRANCE PORCH

Double glazed French doors to front, window to side.

#### ENTRANCE HALL

14' 05" (4.39m) Wooden door and opaque panel to front, storage cupboard, carpet, radiator.

#### LOUNGE

14' 11" x 13' 02" (4.55m x 4.01m) Double glazed sliding doors to Conservatory, carpet, radiator.

#### CONSERVATORY

12' 01" x 9' 0" (3.68m x 2.74m) Brick base, double glazed French doors to side, double glazed window to side and rear, carpet.



#### KITCHEN

12' 01" x 9' 0" (3.68m x 2.74m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated electric hob, integrated double oven, space for fridge/freezer, space for washing machine, space for dryer, opaque double glazed door to side, double glazed window to rear, laminate flooring, radiator.

#### BEDROOM 1

14' 0" x 9' 10" (4.27m x 3m) Double glazed window to front, carpet, radiator.



#### BEDROOM 2

11' 11" x 9' 11" (3.63m x 3.02m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Wash hand basin in vanity unit, bath with shower over, opaque double glazed window to side, tiled walls, tiled flooring, heated towel rail.

#### SEPARATE WC

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

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

82' 0" (24.99m) Patio with rest laid to lawn, side access.

#### GARAGE

Vehicular access from Farrant Close, up and over door.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

.



GROUND FLOOR  
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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:** E

**Construction:** Standard

**Tenure:** Freehold

## Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92+) <b>A</b>                                     |                            |           |
| (81-91) <b>B</b>                                   |                            | 88        |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   | 62                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>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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