

THOMAS BROWN

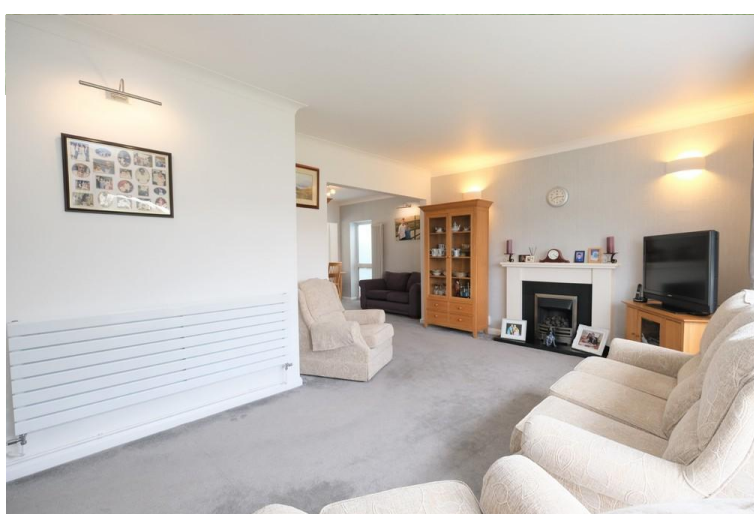
ESTATES



34 Highwood Drive, Orpington, BR6 8HW **Asking Price: £833,000**

- 3 Bedroom Extended Detached Bungalow
- Very Well Presented, No Forward Chain
- Fantastic Potential Extend (STPP)
- Walking Distance to Darrick Wood Schools





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, very well presented three bedroom extended executive detached bungalow situated at the end of the highly sought after Highwood Drive, boasting fantastic potential to extend further (STPP) and within walking distance to Orpington Station and Darrick Wood School. The accommodation is being offered to the market with no forward chain and comprises; entrance porch and hallway, lounge that is open plan to the dining room/family room, modern fitted kitchen (installed 2019), three bedrooms and a recently fitted executive shower room (2021). Externally the property has a large rear garden mainly laid to lawn, perfect for alfresco dining and entertaining, tandem garage to the side and a driveway to the front. Points to note: rewired, plastered and decorated in 2019, recently fitted gas boiler and megaflow system. STPP there is potential to extend further to the rear, to the side (including conversion of the garage) and/or into the loft space as others have done in the local area. Highwood Drive is well located for local schools including Darrick Wood Primary and Secondary, Locksbottom High Street, Orpington Station and bus routes. Viewings are highly recommended to fully appreciate the quality of location on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



FRONT

Driveway with restlaid to lawn, mature flowerbeds.

ENTRANCE PORCH

Double glazed opaque door to front, double glazed opaque window to front.

ENTRANCE HALL

Wooden door to front, storage cupboard, parquet flooring, radiator.

LOUNGE

17' 11" x 12' 05" (5.46m x 3.78m) Gas fireplace, double glazed window to front, carpet, radiator, open plan to Dining/Family Room:

DINING/FAMILY ROOM

23' 04" x 10' 11" (7.11m x 3.33m) Double glazed sliding door to rear, double glazed window to side, double glazed opaque window to side, radiator.



KITCHEN

22' 04" x 9' 09" (6.81m x 2.97m) Range of matching wall and base units with worktops over, butler sink, integrated electric hob, integrated electric oven, space for American fridge/freezer, space for washing machine, space for dryer, space for dishwasher, space for wine cooler, pantry cupboard, double glazed door to rear, double glazed window to side and rear, vinyl flooring, radiator.

BEDROOM 1

12' 08" x 11' 11" (3.86m x 3.63m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 2

11' 08" x 10' 02" (3.56m x 3.1m) Double glazed window to front, carpet, radiator.



BEDROOM 3

8' 10" x 8' 07" (2.69m x 2.62m) Double glazed window to rear, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, part tiled walls, tiled flooring, heated towel rail.

WC

Low level WC, wash hand basin in vanity unit, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

62' 0" x 40' 0" (18.9m x 12.19m) Patio area with restlaid to lawn, numerous seating areas, mature shrubs and flowerbeds, side access.

TANDEM GARAGE

33' 11" x 8' 03" (10.34m x 2.51m) Up and over door to front, double glazed opaque window to side and rear, power and light.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

ALARMED

NO FORWARD CHAIN





TOTAL APPROX. FLOOR AREA 1488 SQ.FT. (138.3 SQ.M.)

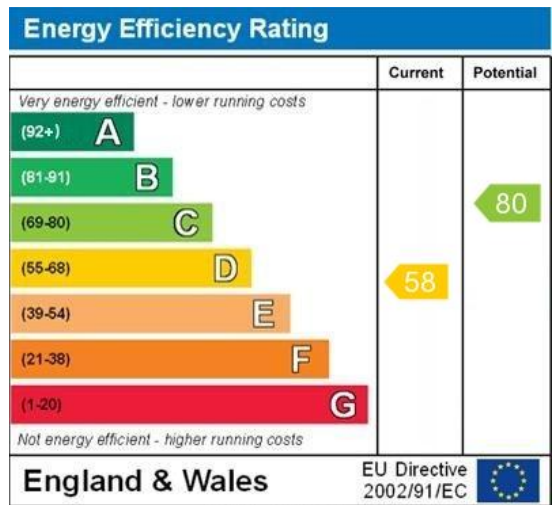
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Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold



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