

THOMAS BROWN

ESTATES



93 Southlands Avenue, Orpington, BR6 9ND Asking Price: £480,000

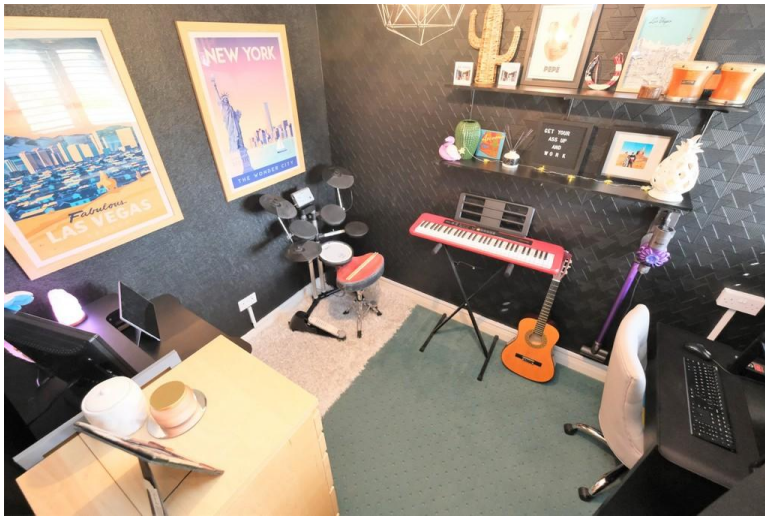
- 2 Bedroom Semi-Detached Bungalow
- Potential to Extend into Loft Space (STPP)
- Well Located for many Sought After Schools
- Walking Distance to Orpington Station





Property Description

Thomas Brown Estates are delighted to offer this rear extended two bedroom semi-detached bungalow situated on the ever popular Davis Estate, boasting close proximity to Warren Road and Tubbenden Primary Schools, Darrick Wood, Newstead Wood, and St. Olaves Schools - and is also well located for Orpington Station and local shops. The property comprises; entrance hall, lounge/diner that leads to the conservatory, fitted kitchen, shower room and two bedrooms. Externally there is a well kept garden to the rear of the property, tandem garage to the side/rear and off street parking to the front. Please note STPP there is fantastic potential to extend into the loft space as many have done in the local area. Southlands Avenue is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Composite door to front, loft access, carpet, radiator.

LOUNGE/DINER

18' 05" x 11' 01" (5.61m x 3.38m) Double glazed French doors to Conservatory, double glazed window to rear, carpet, radiator.

KITCHEN

7' 08" x 7' 01" (2.34m x 2.16m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for under counter fridge, space for under counter freezer, space for washing machine, tiled splashback, double glazed window to side, vinyl flooring.



CONSERVATORY

10' 10" x 7' 11" (3.3m x 2.41m) Double glazed French doors to rear, double glazed windows to side and rear, vinyl flooring, radiator.

BEDROOM 1

13' 01" x 10' 10" (3.99m x 3.3m) Fitted wardrobes, double glazed bay window with shutters to front, carpet, radiator.

BEDROOM 2

9' 07" x 7' 04" (2.92m x 2.24m) Double glazed window with shutters to front, carpet, radiator.



SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle, opaque double glazed window to side, tiled walls, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

65' 0" (19.81m) Patio area with rest laid to lawn, side access, mature flowerbeds.

OFF STREET PARKING

Driveway.

GARAGE

34' 01" x 8' 05" (10.39m x 2.57m) (measured at maximum) Up and over door, door to side, window to side.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM





TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

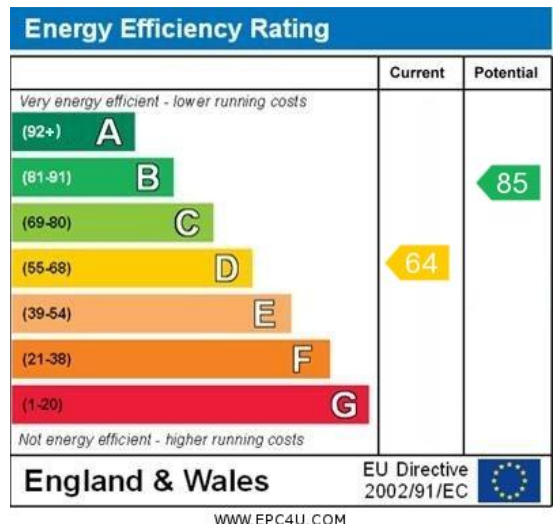
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Other Information:

Council Tax Band: D

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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