

THOMAS BROWN

ESTATES



25 Gillmans Road, Orpington, BR5 4LA

Asking Price: £500,000

- 2 Double Bedroom Detached Bungalow
- Rare to Market, No Forward Chain
- Fantastic Potential to Extend (STPP)
- Close to Goddington Park





Property Description

Thomas Brown Estates are delighted to offer this rare to the market two double bedroom detached bungalow, being offered to the market with no forward chain and fantastic potential to extend across the rear, to the side and/or into the loft space STPP. The accommodation on offer comprises: large entrance hallway, lounge/dining room, fitted kitchen, two double bedrooms, shower room and a WC. Externally there are well kept front and rear gardens, room to the side to extend, and a driveway to the front. Please be aware that the property requires modernisation throughout and this has been reflected in the asking price. Gillmans Road is well located for local schools, shops, bus routes and stations but also within walking distance to Goddington Park and local walks. Please call Thomas Brown Estates to organise an appointment to view to fully appreciate the location and potential on offer.



FRONT

Driveway with rest laid to lawn, mature flowerbeds.

ENTRANCE HALL

Double glazed door to side, two double glazed windows to side, two large storage cupboards, radiator.

LOUNGE

18' 0" x 10' 11" (5.49m x 3.33m) Two double glazed windows to front, double glazed window to side, carpet, radiator.

KITCHEN

9' 10" x 9' 10" (3m x 3m) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated under counter fridge, space for cooker, space for washing machine, wooden door to side, double glazed window to side, vinyl flooring.



BEDROOM 1

11' 11" x 10' 11" (3.63m x 3.33m) Double glazed door to rear, double glazed window to side, carpet, radiator.

BEDROOM 2

11' 10" x 10' 11" (3.61m x 3.33m) Double glazed door to rear, double glazed window to side, carpet, radiator.



SHOWER ROOM

Wash hand basin, shower, part tiled walls, vinyl flooring, radiator.

SEPARATE WC

Low level WC, opaque double glazed window to side, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

73' 0" x 45' 0" (22.25m x 13.72m) Patio area with rest laid to lawn, two side access'.



GARDEN SIDE PLOT

13' 09" (measured at minimum) x 17' 05" (measured at maximum) (4.19m x 5.31m)

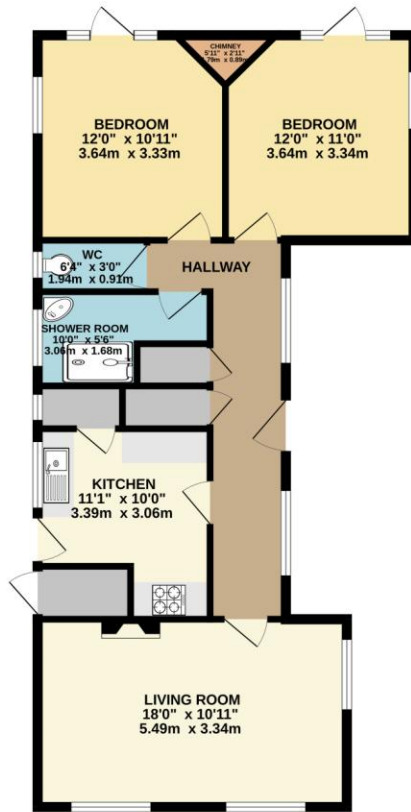
OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 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: D

Construction: Standard

Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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