

THOMAS BROWN

ESTATES



122 Chelsfield Lane, Orpington, BR5 4PZ **Asking Price: £384,000**

- 2 Double Bedroom Semi-Detached House
- Great Potential to Extend Further (STPP)
- Extended to the Rear
- Kitchen & Utility Area





Property Description

Thomas Brown Estates are delighted to offer this very well presented two double bedroom rear extended semi detached property set back from the road, boasting fantastic potential to extend further across the rear and/or into loft space. The accommodation on offer comprises: entrance hallway, lounge, dining room that leads to the rear extension, kitchen and utility area to the ground floor. To the first floor there is a landing giving access to two double bedrooms and a family bathroom. Externally there is a good size rear garden mainly laid to lawn, which could be altered to create vehicular from the rear and on road parking to the front. Chelsfield Lane is well located for local schools, shops, bus routes and Orpington and St Mary Cray mainline stations. Please call Thomas Brown Estates to arrange an appointment to view.



FRONT

On road parking, laid to lawn, mature hedge.

ENTRANCE HALL

Composite door to front, double glazed opaque window to side, laminate flooring, radiator.

LOUNGE

11' 2" x 10' 4" (3.4m x 3.15m) Double glazed window to front, carpet, radiator.

DINING ROOM

10' 6" x 8' 11" (3.2m x 2.72m) Carpet, radiator.

REAR EXTENSION

10' 4" x 8' 7" (3.15m x 2.62m) Pitched ceiling, Velux window, double glazed window to rear, double glazed door to side, engineered wood flooring, radiator.

KITCHEN

10' 11" x 8' 2" (3.33m x 2.49m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, gas hob with extractor over, space for undercounter fridge, double glazed window to rear, double glazed door to side, vinyl flooring.

COVERED SIDE ACCESS/UTILITY AREA

Fitted units, space for washing machine, space for fridge/freezer, doors to front and rear, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

14' 10" x 8' 11" (4.52m x 2.72m) Fitted wardrobes, two double glazed windows to front, carpet, radiator.

BEDROOM 2

10' 1" x 10' 0" (3.07m x 3.05m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque windows to rear and side, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

60' 0" (18.29m) Brick built sheds, patio area with rest laid to lawn, potential for rear vehicular access.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR
505 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.6 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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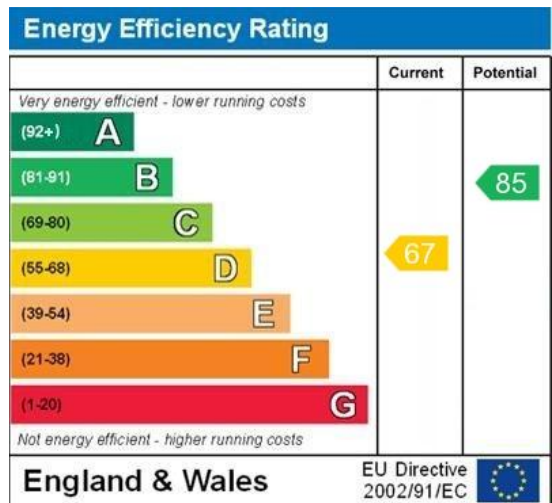


Other Information:

Council Tax Band: C

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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