

THOMAS BROWN

ESTATES



76 Oregon Square, Orpington, BR6 8BG

Asking Price: £545,000

- 2 Double Bedroom Semi-Detached Bungalow
- Rear Extended, Potential to Extend Further (STPP)
- No Forward Chain
- Close to Orpington Station





Property Description

Thomas Brown Estates are delighted to offer this rear extended two double bedroom semi-detached bungalow being offered to the market with no forward chain, boasting fantastic potential to extend further (STPP) to the rear, side and into the loft space, located in a convenient location for Orpington High Street and Station, yet situated on a very quiet road. The property comprises: entrance hallway, two double bedrooms, bathroom with separate WC, modern fitted kitchen and lounge that is open plan to the dining area. Externally there is a driveway to the front, garage to the rear and a wonderful seduded rear garden. STPP and like many have done in the local area there is potential to extend to the rear, into the loft and/or the side. Oregon Square is very well located for local schools including Darrick Wood, Petts Wood & Orpington Stations as well as both High Streets and local bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



FRONT

Driveway, mature flowerbeds.

ENTRANCE PORCH

Door to front, windows to front and side, carpet.

ENTRANCE HALL

Door and opaque panel to front, storage cupboard, carpet.

LOUNGE

13' 06" x 13' 05" (4.11m x 4.09m) Open plan dining room, feature fireplace, carpet, two radiators.

DINING ROOM

14' 08" x 8' 02" (4.47m x 2.49m) Double glazed door to side, double glazed window to rear, carpet, radiator.

KITCHEN

9' 08" x 8' 04" (2.95m x 2.54m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven, fridge freezer to stay, washing machine to stay, double glazed door to side, double glazed window to rear, vinyl flooring, radiator.

BEDROOM 1

15' 06" x 9' 05" (4.72m x 2.87m) Fitted wardrobes, double glazed bay window to front, carpet, three radiators.

BEDROOM 2

12' 11" x 10' 0" (3.94m x 3.05m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BATHROOM

Wash hand basin, bath with shower over, opaque double glazed window to side, tiled walls, vinyl flooring, radiator.

SEPARATE WC

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

OTHER BENEFITS INCLUDE:

GARDEN

60' 0" x 35' 0" (18.29m x 10.67m) Patio area with rest laid to lawn, side access.

REAR GARAGE

20' 0" x 8' 0" (6.1m x 2.44m) Up and over door, door to rear. (Could have vehicular access to side).

DOUBLE GLAZING

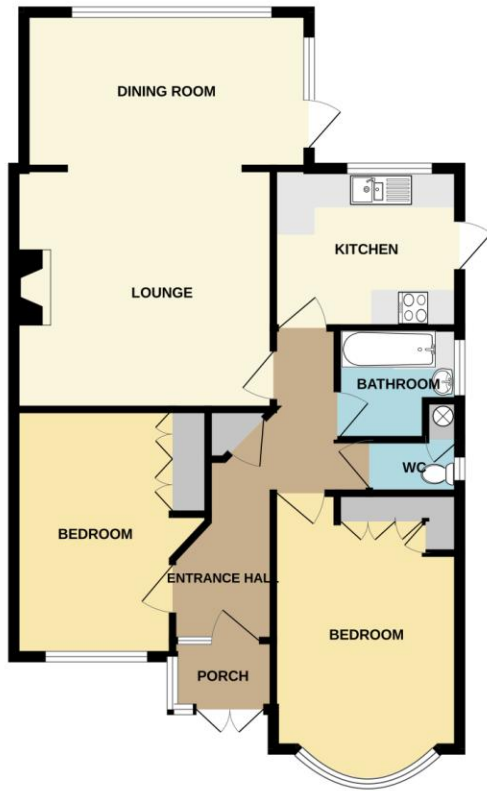
CENTRAL HEATING SYSTEM

NEW ROOF ADDED 2023

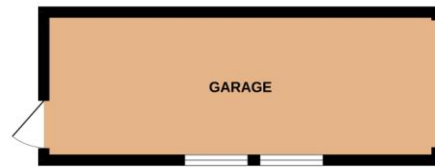
NO FORWARD CHAIN



GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
161 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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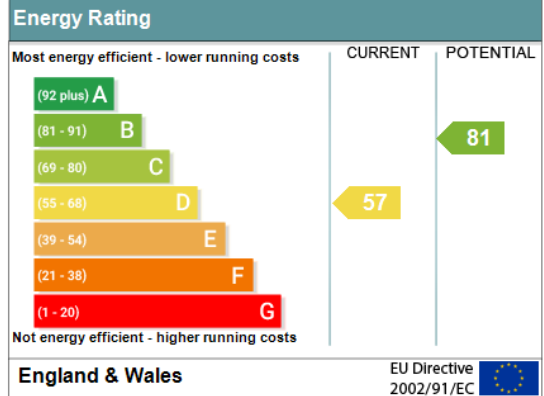
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 76 Oregon Square, ORPINGTON, BR6 8BG
RRN: 0600-5761-0622-3299-3573



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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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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