

# THOMAS BROWN

ESTATES



## 54 Somerden Road, Orpington, BR5 4HT **Asking Price: £390,000**

- 2 Double Bedroom Semi-Detached Bungalow
- Potential to Extend Further (STPP)
- 24' Lounge/Dining Room, Rear Extended
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this rear extended, two double bedroom semi detached bungalow located in a quiet and sought after road in Orpington with the added benefit of being offered to the market with no forward chain. The accommodation on offer comprises: entrance hall, 24' lounge/dining room with direct access to the rear garden, two double bedrooms, study, kitchen and family bathroom with separate shower and bath. Externally there are well kept rear and front gardens - with ample on street parking also to the front. STPP the property could be further extended into the loft space if required as many have done in the local area. Please note the study and bedroom two could be combined to create a larger bedroom and the property does require modernisation throughout, this has been reflected in the asking price. Somerden Road is well located for local schools, St. Mary Cray Station and local bus routes. Viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.





#### FRONT

Mainly laid to lawn, flowerbeds.

#### ENTRANCE HALL

Double glazed door to front, carpet, radiator.

#### LOUNGE/DINER

24' 02" x 11' 02" (7.37m x 3.4m) Double glazed sliding door to rear, carpet, two radiators.

#### KITCHEN

11' 05" x 7' 09" (3.48m x 2.36m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, space for slimline dishwasher, double glazed door to side, double glazed window to front, carpet, radiator.



#### BEDROOM 1

12' 08" x 11' 01" (3.86m x 3.38m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 05" x 9' 0" (3.48m x 2.74m) Fitted wardrobes, double glazed window to rear, carpet, radiator.



#### STUDY AREA

10' 11" x 8' 0" (3.33m x 2.44m) Double glazed window to side, carpet, radiator. (Can be merged with Bedroom 2 to make one room).

#### BATHROOM

Low level WC, wash hand basin, bath, shower, opaque double glazed window to side, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

46' 0" (14.02m) Patio area, laid to lawn, mature flowerbeds, vegetable/wild flower area to rear.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



GROUND FLOOR  
749 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.5 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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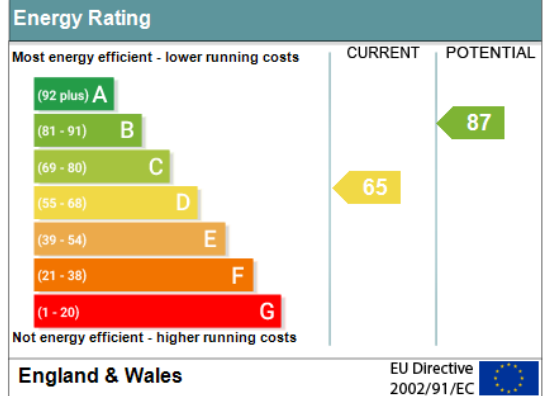
## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

Address: 54 Somerden Road, ORPINGTON, BR5 4HT  
RRN: 9153-3026-1205-6537-7204



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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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