

THOMAS BROWN

ESTATES



15 Somerden Road, Orpington, BR5 4HS **Fixed Price: £455,000**

- 3 Bedroom Semi-Detached Chalet Bungalow
- No Forward Chain
- Rear & Loft Extended, 22'10 Kitchen/Diner
- Sought After Quiet Location





Property Description

Thomas Brown Estates are delighted to offer this rear and loft extended, three bedroom semi detached chalet 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, lounge with direct access to the rear garden, 22'10 kitchen/diner, two bedrooms and bathroom to the ground floor. To the first floor is the third bedroom. Externally there is a rear garden mainly laid to lawn and a driveway to the front for numerous vehicles. Somerden Road is well located for local schools, St. Mary Cray Station, Orpington Station and local bus routes. Viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



FRONT

Driveway for numerous vehicles, side access.

ENTRANCE HALL

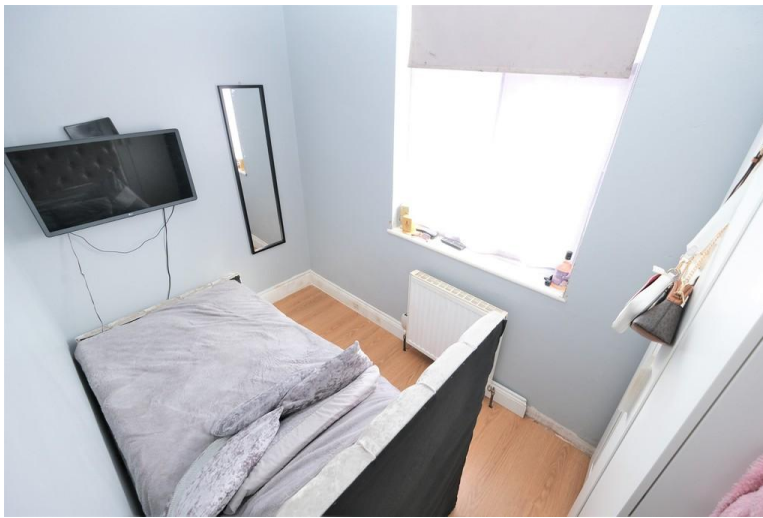
Opaque double glazed door to side, under stairs storage, laminate flooring, radiator and cover.

LOUNGE

17' 10" x 9' 04" (5.44m x 2.84m) Double glazed French doors to rear, laminate flooring, radiator and cover.

KITCHEN/DINING ROOM

22' 10" x 12' 07" (6.96m x 3.84m) (measured at maximum) Range of matching wall and base units with worktops over, sink and drainer, extractor hood, space for Range style cooker, space for fridge/freezer, space for washing machine and dryer, space for slimline dishwasher, double glazed door to rear, double glazed window to rear, laminate flooring, radiator and cover.



BEDROOM 1

12' 05" x 11' 10" (3.78m x 3.61m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 3

10' 02" x 5' 08" (3.1m x 1.73m) Double glazed window to front, laminate flooring, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower over, opaque double glazed window to side, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Opaque double glazed window to side.

BEDROOM 2

16' 09" x 12' 03" (5.11m x 3.73m) (measured at maximum) Velux style window to front, double glazed window to rear, carpet.

OTHER BENEFITS INCLUDE:

GARDEN

44' 0" x 27' 0" (13.41m x 8.23m) Patio area with rest laid to lawn, side access.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

OFF STREET PARKING

NO FORWARD CHAIN



GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
231 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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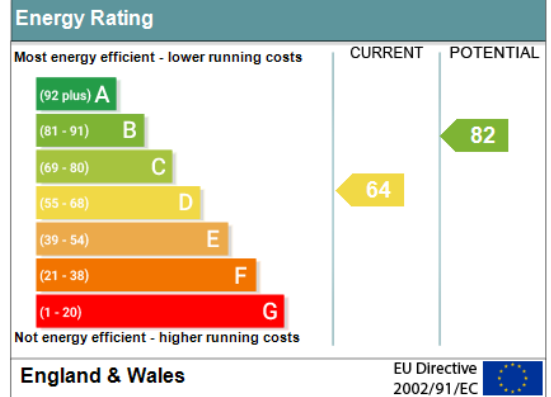
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 15 Somerden Road, ORPINGTON, BR5 4HS
RRN: 4537-6125-2200-0473-7226



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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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