

THOMAS BROWN

ESTATES

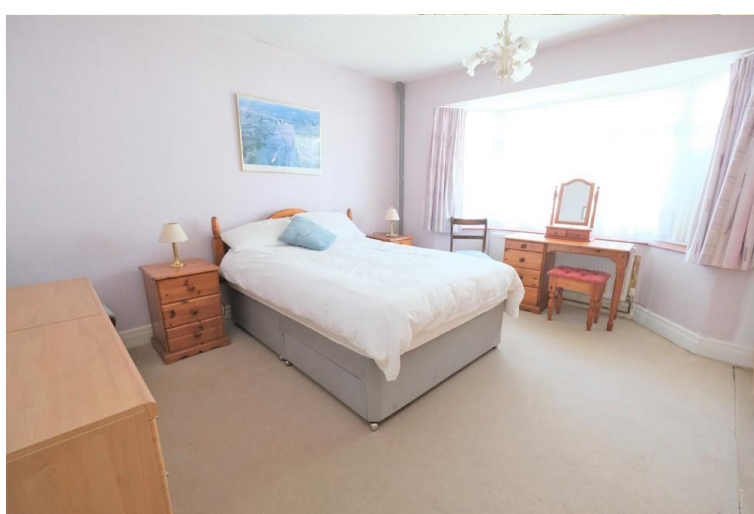


51 Gillmans Road, Orpington, BR5 4LB

Asking Price: £475,000

- 2 Double Bedroom Detached Bungalow
- Well Located for Local Schools & Stations
- Fantastic Potential to Extend (STPP)
- No Forward Chain





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, convert the garage and/or into the loft space STPP. The accommodation on offer comprises: large entrance hallway, lounge/dining room with direct access to the rear garden, fitted kitchen/breakfast room, two double bedrooms, shower room and a WC. Externally there are well kept front and rear gardens, the rear being over 80', garage and a driveway to the front. Please be aware that the property requires modernisation in places 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.



ENTRANCE HALL

16' 9" x 8' 3" (5.11m x 2.51m) (L-shaped) Double glazed opaque door and double glazed opaque panels to side, radiator.



LOUNGE/DINER

17' 9" x 10' 11" (5.41m x 3.33m) Two feature opaque windows to side, double glazed French doors to rear, carpet, two radiators.

KITCHEN/BREAKFAST ROOM

11' 10" x 10' 6" (3.61m x 3.2m) Range of matching wall and base units with worktops over, sink and drainer, integrated electric hob with extractor over, integrated double oven, space for fridge/freezer, space for washing machine, tiled splashback, double glazed window to side and rear, double glazed door to rear, vinyl flooring, radiator.

BEDROOM 1

13' 5" x 13' 0" (4.09m x 3.96m) (measured to back of wardrobes) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

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

SHOWER ROOM

Wash hand basin, shower cubicle, double glazed opaque window to side, heated towel rail.



SEPARATE WC

Low level WC, double glazed window to side.

OTHER BENEFITS INCLUDE:

GARDEN

82' 0" x 28' 0" (24.99m x 8.53m) Patio area with rest laid to lawn, side access.

FRONT GARDEN/OFF STREET PARKING

Driveway, laid to lawn.

GARAGE

Door to front.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.

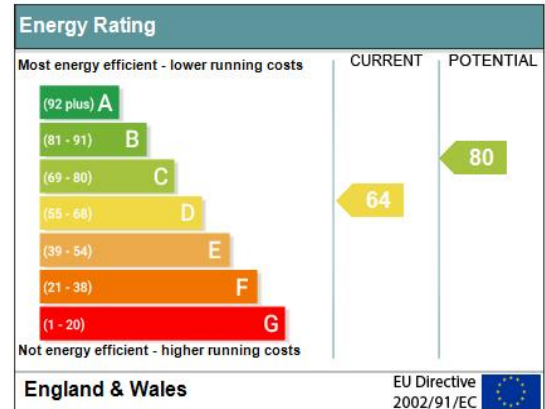


TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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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Address: 51 Gillmans Road, ORPINGTON, BR5 4LB
RRN: 0434-3029-4201-9787-9204



Construction: Standard

Council Tax Band: E

Tenure: Freehold

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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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ESTATES