

THOMAS BROWN

ESTATES



149 Lower Road, Orpington, BR5 4AJ

Guide: £425,000-£450,000

- 2 Bedroom Detached Bungalow
- Storage Unit & Garage to Rear
- Close Proximity to Orpington High Street & Priory Gardens
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this two bedroom detached bungalow set back from road on an elevated position, being offered to the market with no forward chain and situated in a convenient location for Orpington High Street, Priory Gardens and many local bus routes. The accommodation on offer comprises; entrance hall, lounge, kitchen/diner, two bedrooms, conservatory (accessed via one of the bedrooms), bathroom and utility room. Externally there is on street parking to the front, lawn front garden and a low maintenance rear garden. To the rear is an access road with potential of adding a drive in the rear garden, storage unit and a garage. Lower Road is within one mile of St. Mary Cray mainline station and within walking distance to Orpington High Street, Orpington station, local schools, local shops and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Door to front, laminate flooring, radiator.

LOUNGE

13' 11" x 13' 11" (4.24m x 4.24m) Double glazed bay window to front, laminate flooring, radiator.

KITCHEN/DINER

14' 4" x 10' 3" (4.37m x 3.12m) Range of matching wall and base units with worktops over, space for range style cooker, space for fridge/freezer, breakfast bar, double glazed window to rear, laminate flooring, radiator.

BEDROOM 1

11' 0" x 10' 3" (3.35m x 3.12m) Fitted wardrobes, double glazed sliding door to conservatory, laminate flooring, radiator.



CONSERVATORY

9' 8" x 9' 6" (2.95m x 2.9m) Double glazed windows to three sides, laminate flooring, radiator.

BEDROOM 2

10' 4" x 10' 3" (3.15m x 3.12m) Fitted wardrobe, double glazed window to rear, laminate flooring, radiator.

UTILITY ROOM

10' 8" x 6' 9" (3.25m x 2.06m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink, space for washing machine, space for dishwasher, double glazed window to rear, door to side, laminate flooring, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to rear, tiled walls, tile effect flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

REAR GARDEN

36' 3" x 30' 6" (11.05m x 9.3m) Patio area, artificial lawn, rear and side access.

FRONT GARDEN

Laid to lawn, path to front door.

GARAGE

Accessed via Service Road from Gilroy Way.

STORAGE UNIT

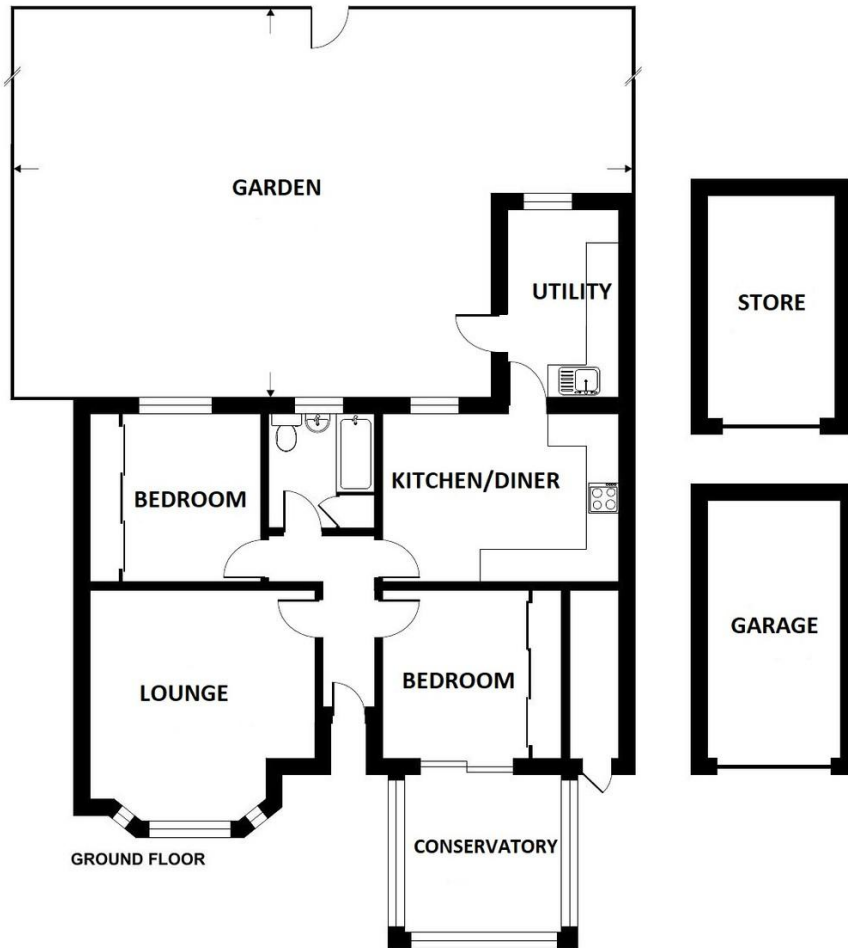
Accessed via Service Road from Gilroy Way.

DOUBLE GLAZING

NO FORWARD CHAIN

Please note the current owners have applied for planning permission for a rear extension to create additional living space which would also turn the property from a two bedroom to a three bedroom detached bungalow (23/03148/PLUD)



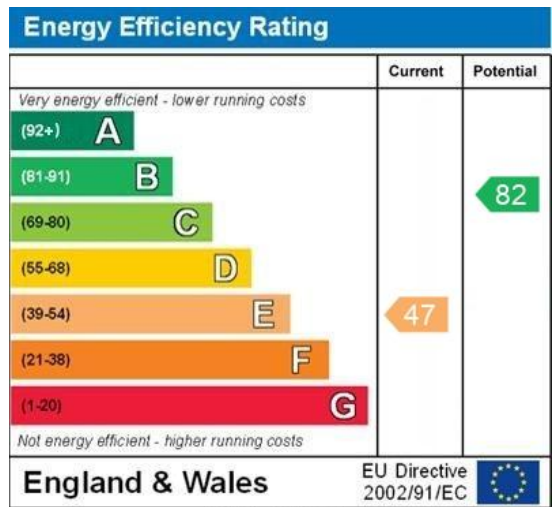


Other Information:

Council Tax Band: D

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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