

THOMAS BROWN

ESTATES

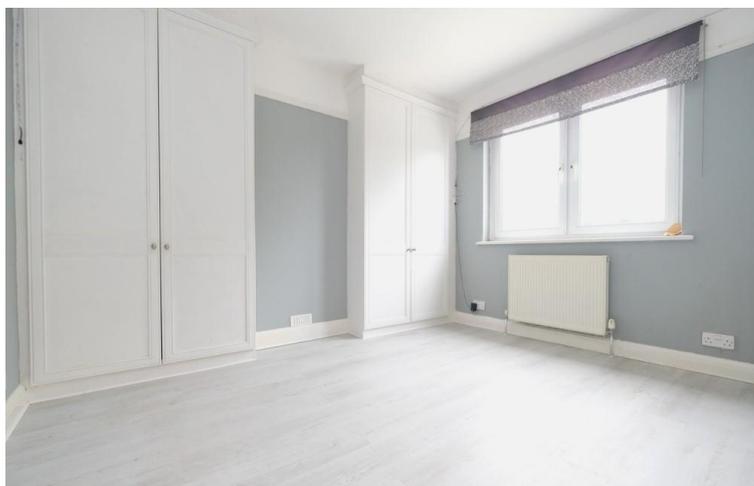
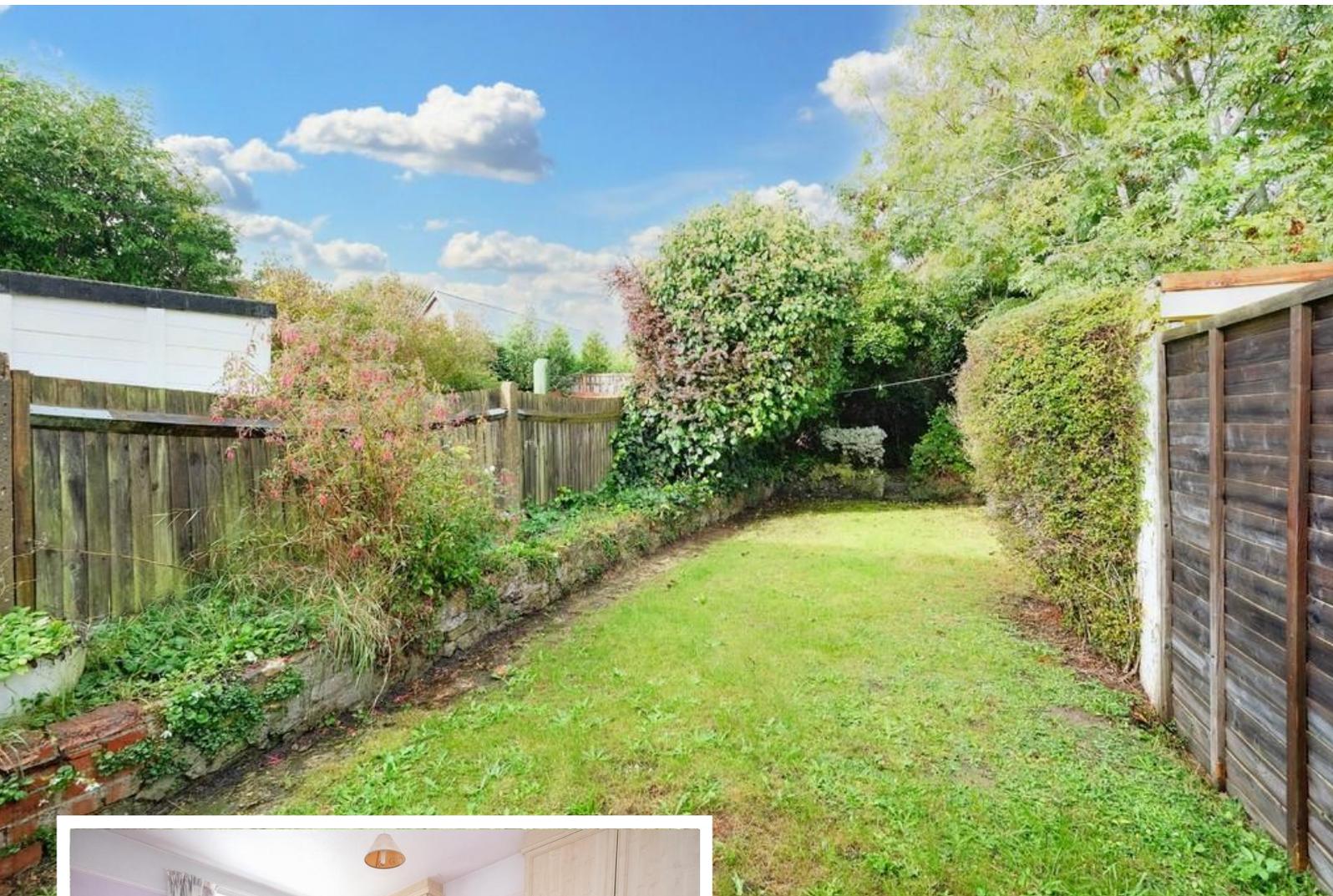


29 Hilda Vale Road, Orpington, BR6 7AN

Asking Price: £525,000

- 3 Bedroom Semi-Detached House
- Close Proximity to Darrick Wood Schools
- 2 Reception Rooms, Conservatory
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property being offered to the market with no forward chain and situated within close proximity to Darrick Wood Schools and Locksbottom High Street. STPP the property has fantastic potential to convert the conservatory into a brick built extension to create an open plan kitchen/diner and/or extend into the loft space as many have done in the location. The accommodation on offer comprises; entrance porch and hallway, lounge, dining room, kitchen and a conservatory that spans the rear of the property to the ground floor. To the first floor is a landing giving access to three bedrooms and family bathroom. Externally the property boasts a rear garden mainly laid to lawn, garage to the side/rear and a driveway to the front for two vehicles. Please note the property does require modernisation throughout and this has been reflected in the asking price. Hilda Vale Road is very well located for local schools (Darrick Wood, Newstead Wood and St. Olaves), shops including Locksbottom High Street and bus routes. Internal viewing is highly recommended to appreciate the location on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE PORCH

Double glazed French doors, double glazed panels, tiled flooring.

ENTRANCE HALL

Double glazed door to front, understairs storage, floorboards, radiator.

LOUNGE

15' 8" x 11' 9" (4.78m x 3.58m) Storage cupboards, double glazed bay window to front, laminate flooring, radiator.

DINING ROOM

11' 8" x 11' 3" (3.56m x 3.43m) Double glazed patio doors to conservatory, laminate flooring, radiator.



CONSERVATORY

14' 2" x 10' 4" (4.32m x 3.15m) Double glazed windows to three sides, double glazed French doors to garden, tiled flooring, radiator.

KITCHEN

8' 7" x 5' 8" (2.62m x 1.73m) Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, double glazed window to side, central heating boiler, double glazed door to conservatory, vinyl tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, loft access, floorboards.

BEDROOM 1

12' 0" x 11' 0" (3.66m x 3.35m) (measured to back of fitted wardrobe) Built in wardrobe, double glazed leaded window to front, carpet, radiator.

BEDROOM 2

11' 0" x 10' 9" (3.35m x 3.28m) Built in wardrobe, double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

7' 3" x 6' 6" (2.21m x 1.98m) Double glazed leaded window to front, laminate flooring, radiator.



BATHROOM

Low level WC, pedestal wash hand basin, bath with shower over, double glazed window to side, part tiled walls, floorboards, extractor fan.



OTHER BENEFITS I INCLUDE:

GARDEN

60' 0" (18.29m) (approx.) Laid to lawn, mature shrubs/trees.

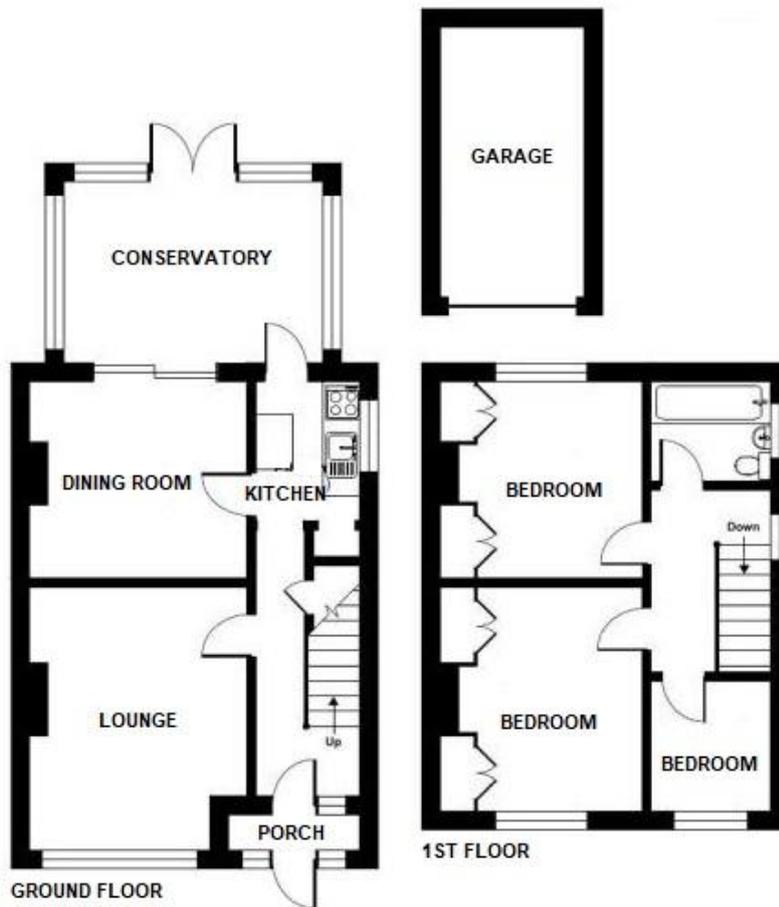
GARAGE (shared access) Up and over door.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

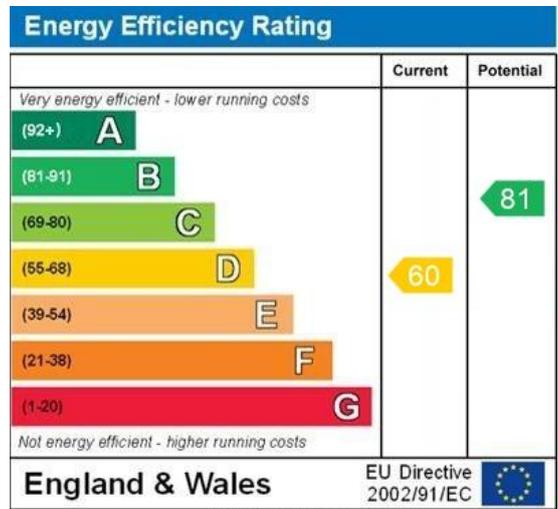


Other Information:

Council Tax Band: E

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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