

# THOMAS BROWN

ESTATES

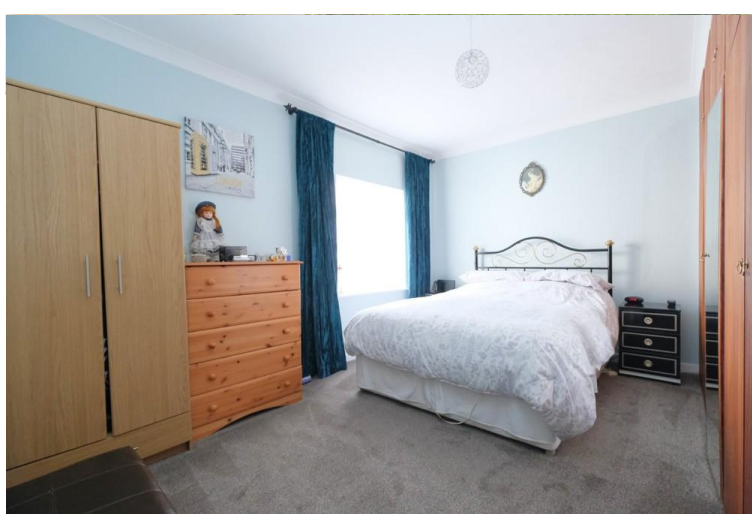


**18 Bournewood Road, Orpington, BR5 4JN** **Guide: £539,000-£550,000**

- 3 Double Bedroom, 2 Bathroom Detached Bungalow
- Potential to Extend into Loft Space (STPP)
- Well Located for Orpington High Street
- Extended to Rear, Quiet Sought After Road







## Property Description

Thomas Brown Estates are delighted to offer this extended and very well presented, three double bedroom two bathroom detached bungalow set in a quiet sought after road in Orpington, boasting easy access to Orpington High Street. The accommodation on offer comprises: entrance hallway, lounge, kitchen/diner, three double bedrooms (one currently being used as a dining room), bathroom, shower room and separate WC. Externally there is a secluded, 85' well maintained garden, a garage to the side, covered storage area and off street parking to the front for numerous vehicles via the in-and-out driveway. The property also has potential to extend into the loft (STPP) if required. Bournemouth Road is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of accommodation and location on offer.





#### ENTRANCE HALL

Composite door to front, opaque wooden door to hallway, storage cupboard, loft hatch, carpet, radiator.

#### LOUNGE

15' 11" x 10' 11" (0m x 3.33m) (measured into bay) Open fire place, double glazed bay window to front, carpet, radiator.

#### DINING AREA

10' 6" x 6' 1" (3.2m x 1.85m) Double glazed door to rear, double glazed window to front, wood effect flooring, radiator.

#### KITCHEN

11' 5" x 8' 5" (3.48m x 2.57m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven and electric hob with extractor over, integrated fridge/freezer, integrated washing machine, double glazed window to front, wood effect flooring, radiator.



#### BEDROOM 1

13' 11" x 10' 11" (4.24m x 3.33m) Fitted wardrobes, double glazed window to side, carpet, radiator.

#### BEDROOM 2

15' 2" x 11' 3" (4.62m x 3.43m) (currently used as a dining room) Double glazed French doors to garden, carpet, radiator.

#### BEDROOM 3

11' 2" x 10' 10" (3.4m x 3.3m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

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



#### SHOWER ROOM

Shower cubicle, wash hand basin in vanity unit, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

#### CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed opaque window to side, tiled flooring, radiator.

#### OTHER BENEFITS INCLUDE

#### GARDEN

85' 0" x 45' 0" (25.91m x 13.72m) Patio area with rest laid to lawn.

#### GARAGE

22' 4" x 9' 9" (6.81m x 2.97m) Barn door to front, power and light.

#### STORAGE AREA

19' 4" x 9' 2" (5.89m x 2.79m) Double glazed door to garden, paved.

#### OFF STREET PARKING

Block paved in and out driveway.

#### DOUBLE GLAZING

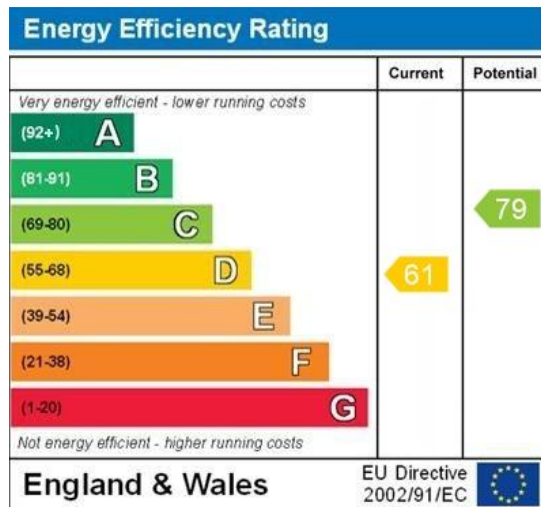
#### CENTRAL HEATING SYSTEM





TOTAL APPROX. FLOOR AREA 991 SQ.FT. (92.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Construction: Standard**

**Council Tax Band: E**

**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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