

# THOMAS BROWN

## ESTATES



**54 Lancing Road, Orpington, BR6 0QT**

- 4 Double Bedroom, 2 Bathroom Detached House
- Short Walk to Orpington High Street & Station

**Asking Price: £850,000**

- Double Storey, Rear Extended
- Sought After Location





## Property Description

Thomas Brown Estates are delighted to offer this double storey rear extended four double bedroom two bathroom detached house, situated on the ever popular Lancing Road, boasting the convenience of a short walk to Orpington High Street and Orpington Station. The accommodation on offer comprises: entrance hallway, lounge, 26'3 family & dining room with direct access to the rear garden, kitchen/breakfast room, utility room and a WC to the ground floor. To the first floor is a landing area leading to four double bedrooms, a family bathroom and a separate shower room. Externally there is a good size rear garden with large patio area perfect for entertaining and alfresco dining, garage to side, and off street parking to the front. Lancing Road is well located for local schools, shops, bus routes and Orpington Station - but is surprisingly quiet for such a central location. To fully appreciate the standard of accommodation and location on offer, please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Double glazed leaded door and panel to front, two understairs storage cupboards, wood effect flooring, radiator.

#### LOUNGE

13' 0" x 12' 5" (3.96m x 3.78m) Feature fireplace, double glazed leaded window to front with shutters, two leaded stained glass feature windows to side, carpet, radiator.

#### FAMILY & DINING ROOM

26' 3" x 10' 6" (8m x 3.2m) Feature fireplace, double glazed window to side, double glazed French doors and two double glazed windows to rear, wood effect flooring, two radiators.

#### KITCHEN

16' 7" x 12' 2" (5.05m x 3.71m) 16' 7" (5.05m) x narrowing to 12' 2" (3.71m), narrowing to 7' 4" (2.24m) Range of matching wall and base units with worktops over, one and a half bowl sink with mixer taps, integrated oven, integrated hob with extractor over, space for fridge/freezer, space for dishwasher, breakfast bar, tiled splashbacks, double glazed window to rear, double glazed door to side, tiled flooring, radiator.

#### UTILITY ROOM

7' 2" x 5' 10" (2.18m x 1.78m) Range of matching wall and base units with worktops over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, central heating boiler, double glazed window to side, tiled flooring.

#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, wood effect flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Loft access, double glazed opaque window to side, carpet, radiator.

#### BEDROOM 1

13' 1" x 11' 7" (3.99m x 3.53m) (measured to back of wardrobes) Fitted wardrobe, double glazed leaded window to front with shutters, carpet, radiator.

#### BEDROOM 2

10' 7" x 9' 3" (3.23m x 2.82m) Fitted wardrobe, double glazed leaded window to front, carpet, radiator.

#### BEDROOM 3

10' 10" x 8' 6" (3.3m x 2.59m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 4

12' 1" x 7' 0" (3.68m x 2.13m) (plus recess 2' 6 x 2' 4) Built in storage, double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, panel enclosed bath with shower attachment, pedestal wash hand basin, built in storage unit, double glazed opaque leaded window to front, part tiled walls, vinyl flooring, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle, storage cupboard, double glazed opaque window to side, part tiled walls, vinyl flooring, extractor fan, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

60' 0" (18.29m) (approx.) Patio area with rest laid to lawn, mature shrubs/trees, shed, outside tap, side access on both sides.

#### GARAGE

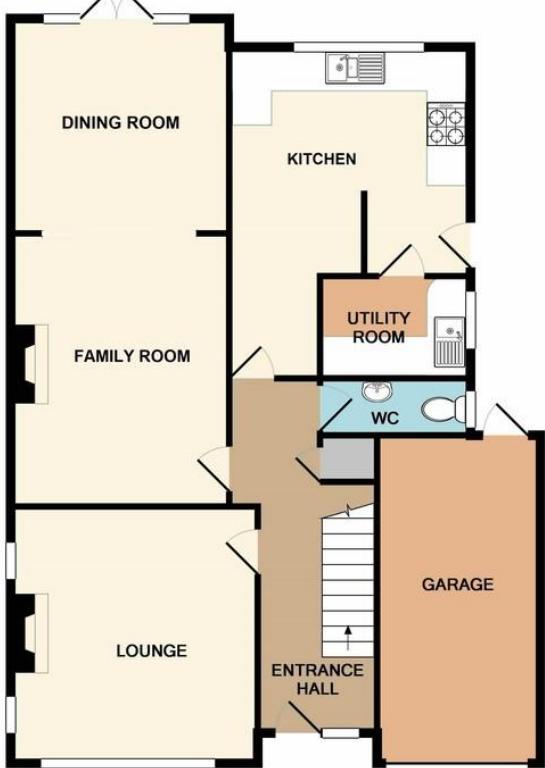
16' 0" x 7' 6" (5.11m x 2.29m) Power and light.

#### OFF STREET PARKING

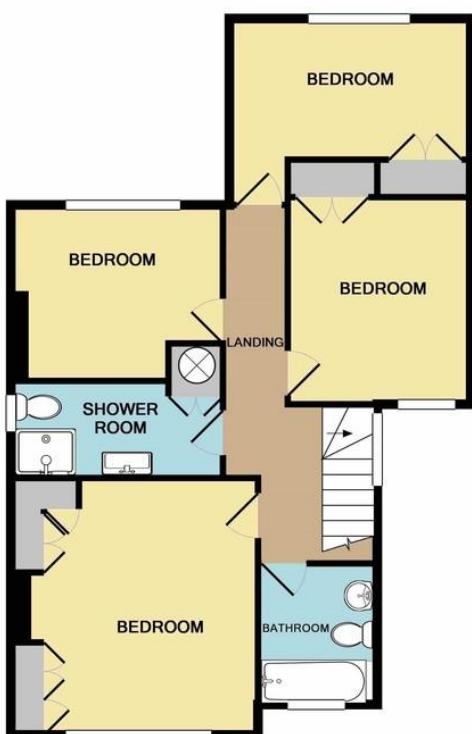
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



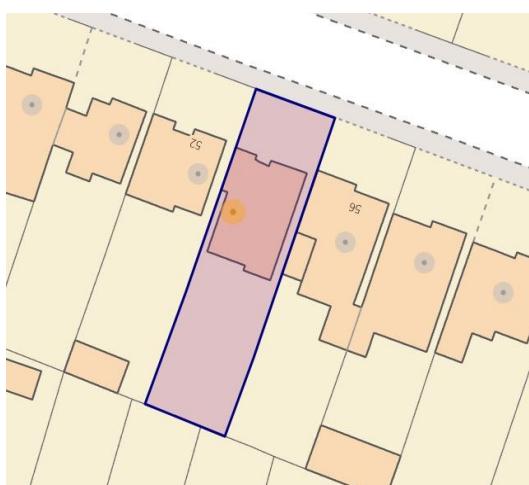


GROUND FLOOR  
APPROX. FLOOR  
AREA 910 SQ.FT.  
(84.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 644 SQ.FT.  
(59.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1555 SQ.FT. (144.4 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: F**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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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