

# THOMAS BROWN

ESTATES

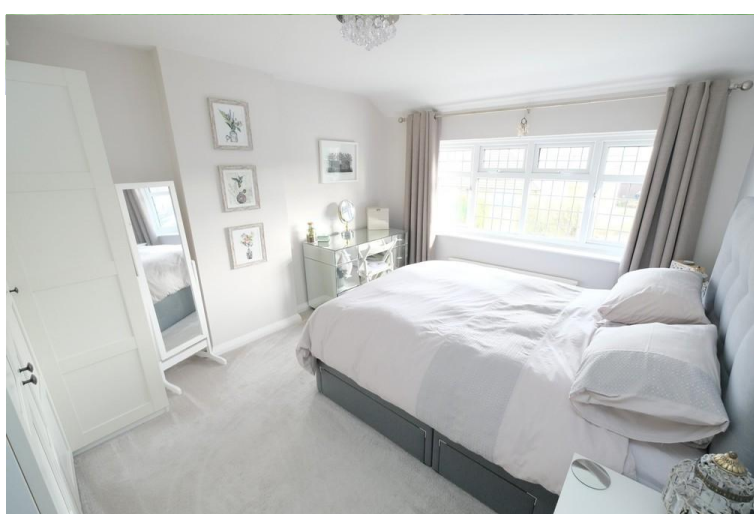
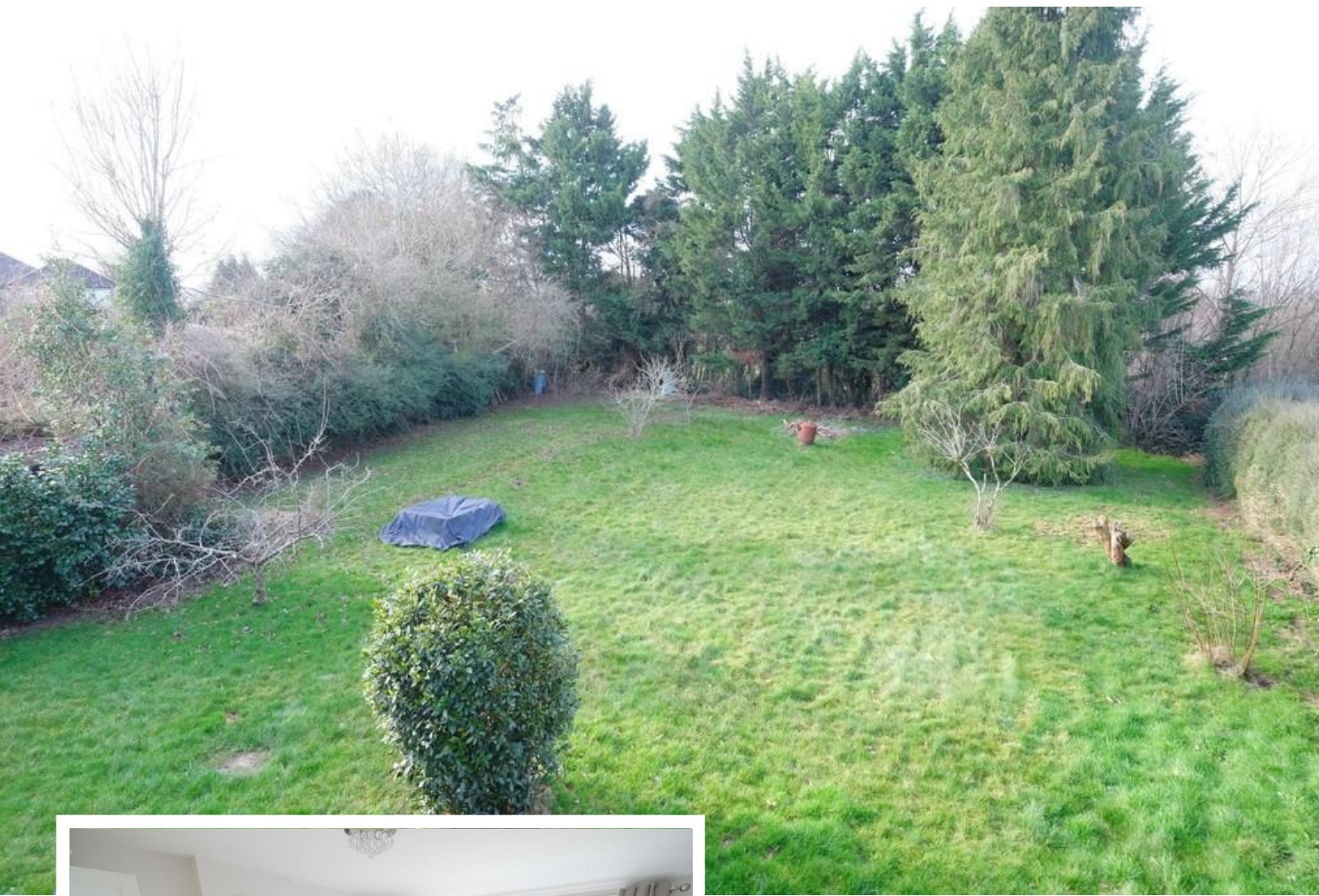


**40 Gload Crescent, Orpington, BR5 4PR**

**Asking Price: £475,000**

- 3 Bedroom Semi-Detached House
- Potential to Extend (STPP)
- Fantastic Corner Plot Garden – 90' x 78'
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this very well presented, three bedroom semi-detached house being offered to the market with no forward chain, boasting a fantastic corner plot rear garden and great potential to extend (STPP) as many have done on the road. The accommodation on offer is set within a quiet location in Orpington, and comprises: entrance hall, dual aspect lounge/dining room and a modern fitted kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom with separate roll top bath and shower. Externally, there is a 78'x90' (measured at max) rear garden mainly laid to lawn, detached garage to the side and driveway to the front. STPP the property has the potential to extend across the rear, to the side and/or in the loft space. Gload Crescent is well located for local schools, local shops, bus routes and Orpington/St Mary Cray mainline stations. Please call Thomas Brown Estates to arrange your appointment to view to fully appreciate the quality of location, specification and plot on offer.



#### ENTRANCE HALL

Double glazed door to front, laminate flooring, radiator.

#### LOUNGE

13' 4" x 11' 3" (4.06m x 3.43m) Double glazed window to front, carpet, radiator.

#### DINING ROOM

11' 7" x 9' 7" (3.53m x 2.92m) Double glazed sliding door to rear, carpet, radiator.

#### KITCHEN

10' 10" x 8' 1" (3.3m x 2.46m) Range of matching wall and base units with worktops over, butler sink, integrated oven, integrated gas hob with extractor over, space for washing machine, space for dishwasher, space for under counter fridge, tiled splashback, double glazed window to rear, vinyl flooring.



#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM 1

13' 5" x 10' 8" (4.09m x 3.25m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 0" x 10' 8" (3.35m x 3.25m) Double glazed window to rear, carpet, radiator.



#### BEDROOM 3

9' 3" x 7' 1" (2.82m x 2.16m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, freestanding roll top bath, shower cubicle, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

90' 0" x 78' 0" (27.43m x 23.77m) (measured at maximum) Corner plot, patio area with rest laid to lawn, side access.

#### FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn, covered entrance.

#### DETACHED GARAGE

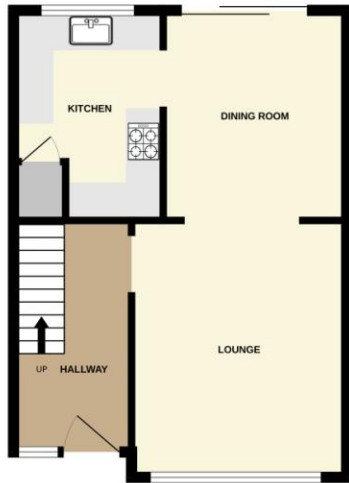
Up and over door.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



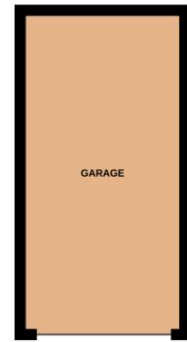
GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.

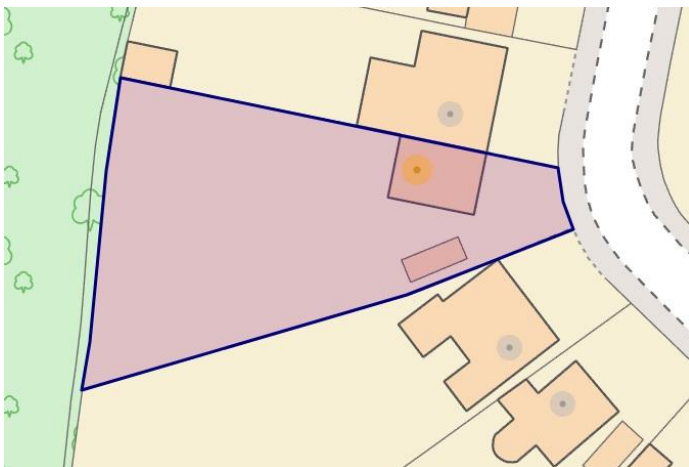


GARAGE  
148 sq.ft. (13.7 sq.m.) approx.

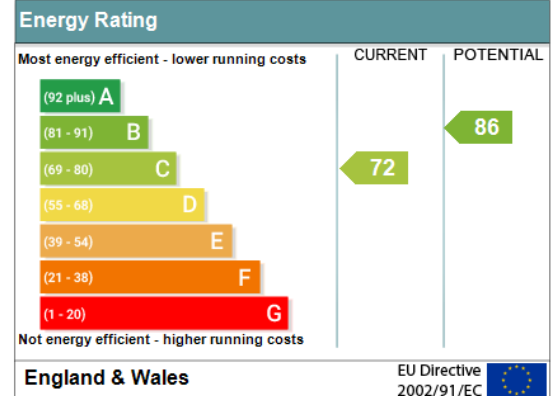


TOTAL FLOOR AREA : 1037 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Address: 40 Glead Crescent, ORPINGTON, BR5 4PR  
RRN: 6334-0622-2300-0828-4206



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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