

# THOMAS BROWN

ESTATES



**Chelsfield Lane, Orpington, BR6 7RP**

**Asking Price: £675,000**

- 2 Double Bedroom Extended Detached Bungalow
- Potential to Extend Further (STPP)
- Short Walk to Goddington Park
- No Forward Chain, Deceptively Spacious







## Property Description

Thomas Brown Estates are delighted to offer this rare to the market, deceptively spacious and extended two double bedroom detached bungalow situated on the ever popular Chelsfield Lane being offered to the market with no forward chain. The property benefits from a wide plot and offers fantastic potential to extend further (STPP) to the side, across the rear and/or into the loft space to create a substantial family home if required. The accommodation on offer comprises: entrance hallway, open plan lounge and dining room with direct access to the rear garden, fitted kitchen/breakfast room that leads to the conservatory, bathroom and two double bedrooms. Externally there is a good size mature garden mainly laid to lawn to the rear, integral garage to the side and a drive for numerous vehicles to the front. Chelsfield Lane is well located for local schools, shops, bus routes and stations but also within minutes of Goddington Park and local walks. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the plot, potential and quality of location on offer.





**ENTRANCE HALL**

Coconut mat, solid wood flooring, radiator.

**LOUNGE/DINER**

23' 09" x 14' 0" (7.24m x 4.27m) Double glazed window to side, double glazed sliding door to rear, carpet, three radiators.

**KITCHEN/BREAKFAST ROOM**

11' 10" x 11' 06" (3.61m x 3.51m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated gas and induction hob, integrated fridge/freezer, space for washing machine, space for dishwasher, space for table and chairs, double glazed window to rear, opaque window and door to side, tiled flooring, radiator.



**CONSERVATORY**

13' 10" x 12' 07" (4.22m x 3.84m) Double glazed window and double glazed French doors to rear, double glazed opaque door to front, tiled flooring, radiator.

**BEDROOM**

14' 01" x 13' 04" (4.29m x 4.06m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

**BEDROOM**

14' 0" x 13' 03" (4.27m x 4.04m) Double glazed bay window to front, carpet, radiator.

**BATHROOM**

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



**WC**

Low level WC, wash hand basin, double glazed opaque window to rear, tiled flooring.

**OTHER BENEFITS INCLUDE:**

**GARDEN**

55' 0" x 50' 0" (16.76m x 15.24m) Patio area with rest laid to lawn, mature flowerbeds, summerhouse.

**OFF STREET PARKING**

Large block paved drive for multiple vehicles, mature flowerbeds.

**INTEGRAL GARAGE**

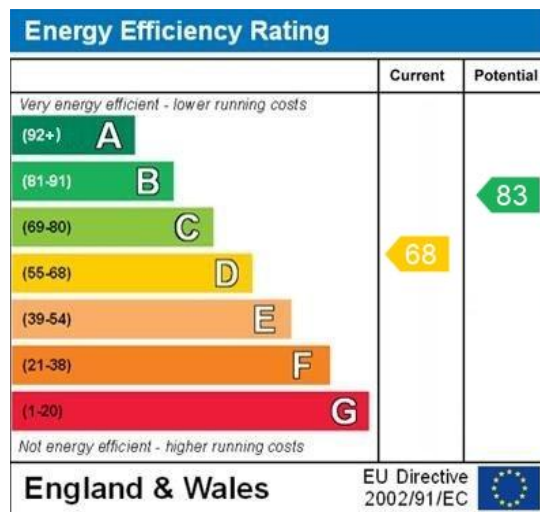
18' 0" x 9' 04" (5.49m x 2.84m) Doors to front.

**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**

**NO FORWARD CHAIN**





**Construction: Standard**

**Council Tax Band: F**

**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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