

THOMAS BROWN

ESTATES



32 Sandhurst Road, Orpington, BR6 9HW

Asking Price: £670,000

- 2 Double Bedroom Detached Bungalow
- Highly Desirable Location
- Fantastic Potential to Extend (STPP), 165' Rear Garden
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, two double bedroom detached bungalow set on the highly desirable Sandhurst Road in South Orpington, boasting a 165' rear garden, fantastic potential to extend (STPP), 40' tandem garage and a sizeable in and out driveway for numerous vehicles. The property is being offered to the market with no forward chain and comprises: large entrance hall, lounge/dining room that leads to the conservatory with views over the rear garden, modern fitted kitchen, two double bedrooms and a bathroom. Externally there is a large 165' rear garden mainly laid to lawn with a patio and decked area perfect for entertaining and alfresco dining, tandem garage to the side and off street parking to the front for numerous vehicles. STPP the property offers great potential to extend to the side by converting the garage, across the rear and/or into the loft space to create a substantial family home. Sandhurst Road is well located for local schools, Orpington & Chelsfield Stations, shops and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location, floor space and potential on offer.





ENTRANCE HALL

13' 04" x 9' 02" (4.06m x 2.79m) Double glazed door to front, carpet, covered radiator.

LOUNGE/DINER

19' 07" x 12' 05" (5.97m x 3.78m) Double glazed bay window to front, carpet, two radiators.

KITCHEN

Range of matching wall and base units with quartz worktops over, sink, integrated double oven, integrated 5 ring gas hob with extractor over, integrated under counter fridge, integrated under counter freezer, space for washing machine, space for tumble dryer, space for dishwasher, double glazed window and double glazed door to rear, tiled effect flooring, covered radiator.



CONSERVATORY

17' 01" x 11' 01" (5.21m x 3.38m) Brick base, double glazed windows to side and rear, double glazed French door to rear, carpet, radiator.

BEDROOM 1

13' 11" x 13' 10" (4.24m x 4.22m) Double glazed bay window to front, carpet, radiator.

BEDROOM 2

10' 01" x 10' 0" (3.07m x 3.05m) Double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, tile effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

165' (50.29m) Patio and decked areas with rest artificial lawn, mature flowerbeds.

GARAGE

40' 0" x 14' 09" (12.19m x 4.5m) (measured at maximum) Electric up and over door to front, double glazed door to rear, power and light.

OFF STREET PARKING

In/out drive for multiple vehicles, mature flowerbeds.

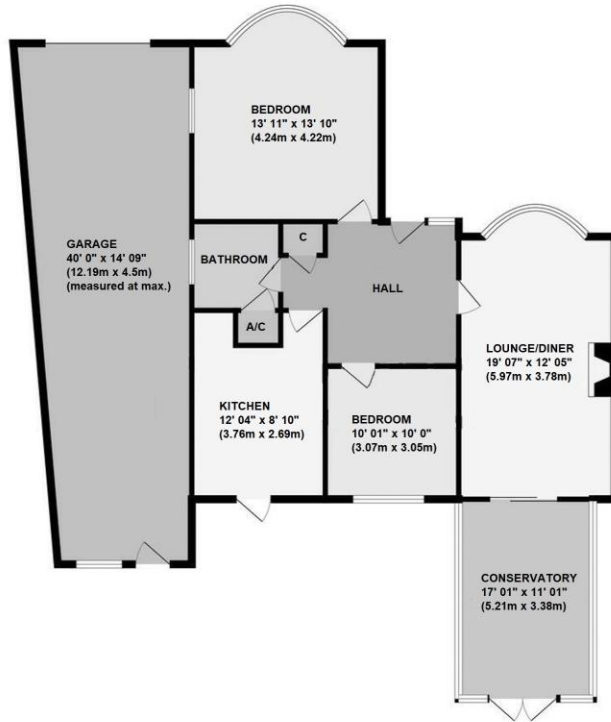
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

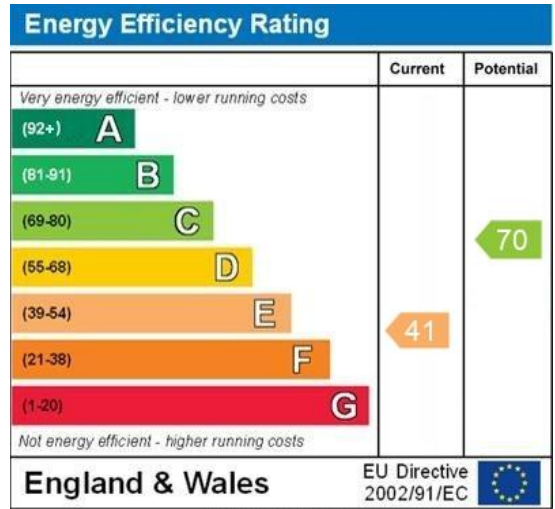
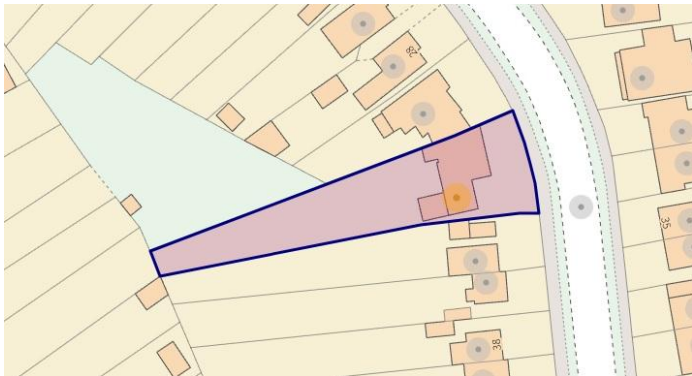
NO FORWARD CHAIN



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any 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 here 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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