

THOMAS BROWN

ESTATES



48 Oregon Square, Orpington, BR6 8BG

Asking Price: £545,000

- 3 Bedroom Semi-Detached Bungalow
- Well Located for Local Schools & Orpington Station
- Fantastic Potential to Extend (STPP)
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached bungalow being offered to the market with no forward chain, boasting fantastic potential to extend to the side, across the rear and/or into the loft space as many have done in the local area (STPP). The property is situated in a convenient location for Orpington High Street and Station as well as many sought after schools including Crofton Primary School, Newstead Woods and Darrick Wood. The property comprises: entrance hallway, three bedrooms, shower room, lounge, fitted kitchen and a conservatory that spans the rear of the property. Externally there is a driveway to the front, garage to the side and a secluded rear garden. Oregon Square is very well located for local schools including Darrick Wood, Petts Wood & Orpington Stations as well as both High Streets and local bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the potential to extend and fantastic location on offer.



ENTRANCE HALL

Double glazed door to front, carpet, radiator.

LOUNGE

13' 11" x 12' 02" (4.24m x 3.71m) Double glazed sliding door to conservatory, carpet, radiator.

KITCHEN

11' 07" x 6' 03" (3.53m x 1.91m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for washing machine, space for undercounter fridge, double glazed opaque window to side, tiled flooring, radiator.



CONSERVATORY

11' 03" x 7' 0" (3.43m x 2.13m) Double glazed French doors to rear, carpet.

CONSERVATORY/UTILITY

7' 07" x 6' 10" (2.31m x 2.08m) Space for fridge/freezer, space for dishwasher, space for tumble dryer, double glazed window to side and rear, double glazed door to rear, tile effect flooring.

BEDROOM 1

11' 05" x 11' 05" (3.48m x 3.48m) Fitted wardrobe, double glazed bay window to front, carpet, radiator.

BEDROOM 2

10' 06" x 8' 02" (3.2m x 2.49m) Double glazed window to side, carpet, radiator.

BEDROOM 3

10' 08" x 7' 02" (3.25m x 2.18m) Fitted wardrobe, double glazed window to front, carpet, radiator.



SHOWER ROOM

Low level WC, wash hand basin in vanity unit, walk-in shower, double glazed opaque window to side, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

53' 0" x 30' 0" (16.15m x 9.14m) Patio area with rest laid to lawn, mature flowerbeds, three sheds.

FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn, path to front door.

GARAGE

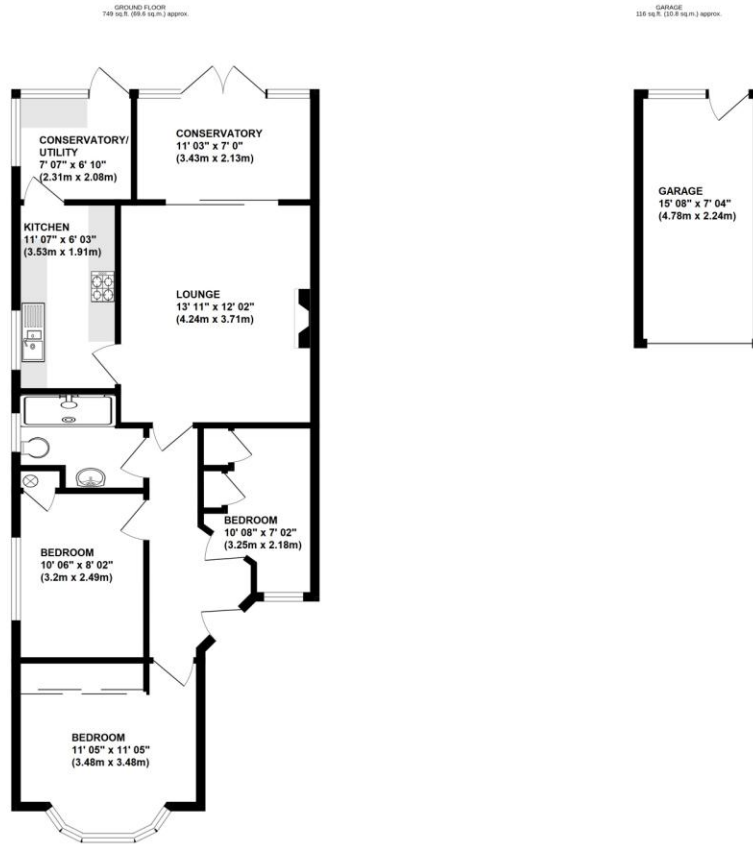
15' 08" x 7' 04" (4.78m x 2.24m) Up and over door to front, double glazed window to rear, door to rear, light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

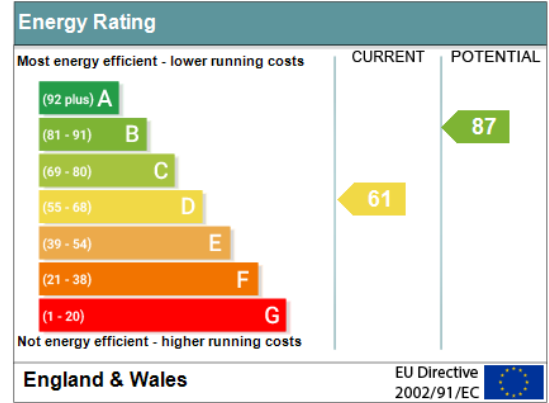




TOTAL FLOOR AREA: 966 sq ft (89.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
 Made with Metropix 12/2024



Address: 48 Oregon Square, ORPINGTON, BR6 8BG
 RRN: 0350-2979-6360-2894-4845



Construction: Standard
Council Tax Band: D
Tenure: Freehold

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