



## 12 Lodge Crescent, Orpington, BR6 0QF

**Asking Price: £520,000**

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Well Located for Orpington High Street
- Fantastic Potential to Extend (STPP)
- Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property set within a popular location in Orpington, boasting walking distance to Orpington High Street and fantastic potential to extend (STPP). The accommodation on offer comprises: entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor there are three bedrooms, shower room and a WC. Externally there is a rear garden mainly laid to lawn and a block paved driveway to the front. STPP there is potential to extend across the rear and/or into the loft space as many have done in the local area. Lodge Crescent is well located for Orpington mainline station and High Street as well as local schools and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



#### ENTRANCE HALL

Double glazed door to front, double glazed opaque window to side, understairs storage cupboard, carpet, radiator.

#### LOUNGE

15' 10" x 11' 0" (4.83m x 3.35m) Double glazed door and double glazed window to rear, carpet, two radiators.

#### DINING ROOM

12' 10" x 11' 05" (3.91m x 3.48m) Double glazed window to front, carpet, radiator.

#### KITCHEN

11' 06" x 6' 08" (3.51m x 2.03m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for undercounter fridge and freezer, space for washing machine, space for tumble dryer, space for dishwasher, double glazed door and double glazed window to rear, vinyl flooring.



#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM 1

13' 04" x 11' 02" (4.06m x 3.4m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

12' 03" x 11' 01" (3.73m x 3.38m) Double glazed window to rear, carpet, radiator.



#### BEDROOM 3

8' 02" x 6' 11" (2.49m x 2.11m) Double glazed window to front, vinyl flooring, radiator.

#### SHOWER ROOM

Wash hand basin in vanity unit, double walk-in shower, double glazed opaque window to side and rear, tiled walls, tiled flooring, heated towel rail.

#### SEPARATE WC

Low level WC, double glazed opaque window to rear, vinyl flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

80' (24.38m) Patio area with rest laid to lawn, side access.

#### OFF STREET PARKING

Block paved drive to front.

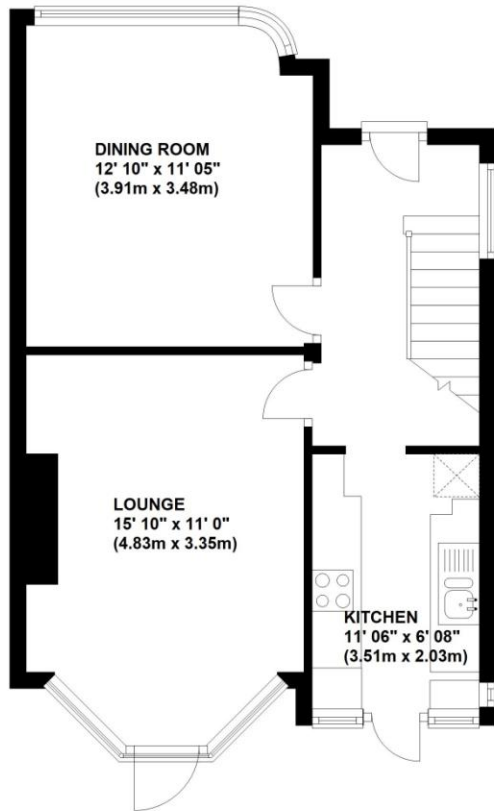
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



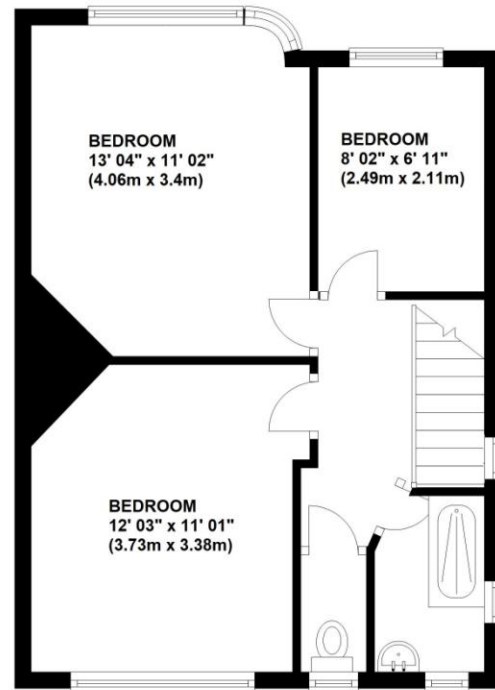
## Ground Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



## First Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



Total area: approx. 84.0 sq. metres (904.3 sq. feet)



**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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