

THOMAS BROWN

ESTATES



114 Lancing Road, Orpington, BR6 0QZ

Asking Price: £500,000

- 2 Bedroom, 2 Reception Room Semi-Detached Bungalow
- Well Located for Orpington High Street & Station
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this two bedroom, two reception semi-detached bungalow that is set in a very popular road in BR6 Orpington, being offered to the market with no forward chain and boasting walking distance to Orpington High Street and Station. STPP there is fantastic potential to extend across the rear and/or convert the loft as many others have on the road. The property comprises: entrance hallway, lounge with direct access to the rear garden, dining room, kitchen, two bedrooms both with fitted wardrobes, shower room, WC and a lean-to. Externally there is a large, well kept mature garden to the rear of the property and a drive to the front. Lancing Road is very well located for Orpington High Street, Orpington mainline station, local schools and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate what this property has to offer.



ENTRANCE HALL

Double glazed opaque door to front, coconut mat, carpet.

LOUNGE

15' 05" x 10' 05" (4.7m x 3.18m) Double glazed French door to rear, carpet, radiator.

DINING ROOM

15' 0" x 11' 0" (4.57m x 3.35m) Double glazed window to front, carpet, radiator.

KITCHEN

10' 11" x 8' 11" (3.33m x 2.72m) Range of matching wall and base units with worktops over, ceramic one and a half bowl sink and drainer, integrated double oven, integrated gas hob, integrated undercounter fridge, integrated undercounter freezer, integrated washing machine, integrated dishwasher, double glazed opaque door to side, tile effect flooring.

LEAN-TO

Double glazed door to front and rear, wood effect flooring.

BEDROOM 1

14' 02" x 10' 09" (4.32m x 3.28m) Fitted wardrobes, double glazed bay window with shutters to front, carpet, radiator.

BEDROOM 2

10' 01" x 8' 07" (3.07m x 2.62m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, walk-in shower cubicle, 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 side, carpet, heated towel rail.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

95' 0" (28.96m) Patio area with rest laid to lawn, mature shrubs.

FRONT

Drive, laid to lawn, flowerbeds.

DOUBLE GLAZING

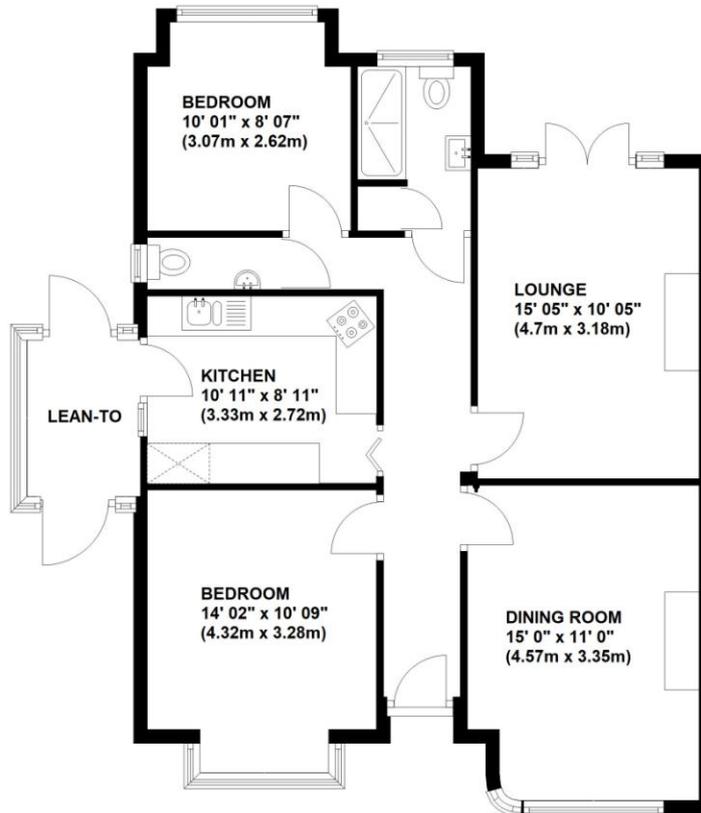
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



Ground Floor

Approx. 82.3 sq. metres (886.4 sq. feet)



Total area: approx. 82.3 sq. metres (886.4 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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