

# THOMAS BROWN

## ESTATES



**54 Somerden Road, Orpington, BR5 4HT**

**Asking Price: £408,000**

- 2 Double Bedroom Semi-Detached Bungalow
- Recently Modernised, Rear Extended
- Potential to Extend Further (STPP)
- Located in a Quiet Sought After Road





## Property Description

Thomas Brown Estates are delighted to offer this recently modernised, rear extended two double bedroom two reception room semi detached bungalow located in a quiet and sought after road in Orpington. The accommodation on offer comprises: entrance hall, 24' lounge/dining room with direct access to the rear garden, two double bedrooms, study (could be merged with bedroom two to create a larger bedroom/suite), modern fitted kitchen and family bathroom with separate shower and bath. Externally there are well kept rear and front gardens - with ample on street parking also to the front. STPP the property could be further extended into the loft space if required as many have done in the local area. Somerden Road is well located for local schools, St. Mary Cray Station and local bus routes. Viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and finish on offer.





#### FRONT

Mainly laid to lawn, flowerbeds.

#### ENTRANCE HALL

Double glazed door to front, laminate flooring, radiator.

#### LOUNGE/DINER

24' 02" x 11' 02" (7.37m x 3.4m) Double glazed sliding door to rear, laminate flooring, two radiators.

#### KITCHEN

11' 05" x 7' 09" (3.48m x 2.36m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated electric hob with extractor over, integrated oven, space for fridge/freezer, space for washing machine, space for slimline dishwasher, double glazed door to side, double glazed window to front, laminate flooring, radiator.



#### BEDROOM 1

12' 08" x 11' 01" (3.86m x 3.38m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 05" x 9' 0" (3.48m x 2.74m) Double glazed window to rear, carpet, radiator.



#### STUDY AREA

10' 11" x 8' 0" (3.33m x 2.44m) Double glazed window to side, carpet, radiator. (Can be merged with Bedroom 2 to make one room).

#### BATHROOM

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



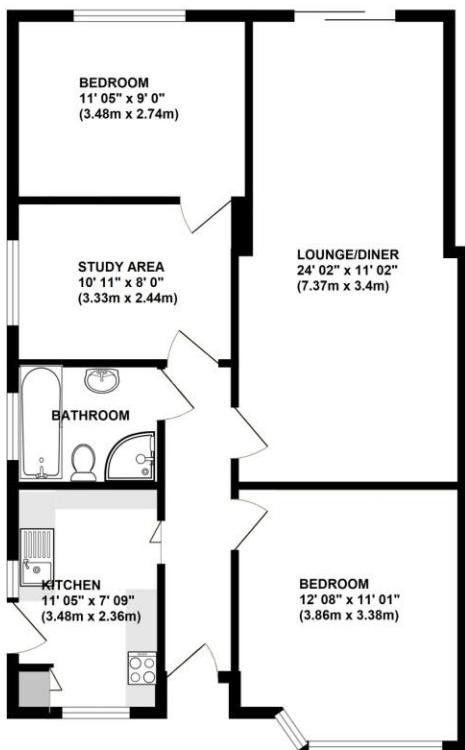
#### OTHER BENEFITS INCLUDE:

#### GARDEN

46' 0" (14.02m) Patio area with rest laid to lawn, mature flowerbeds.

#### DOUBLE GLAZING

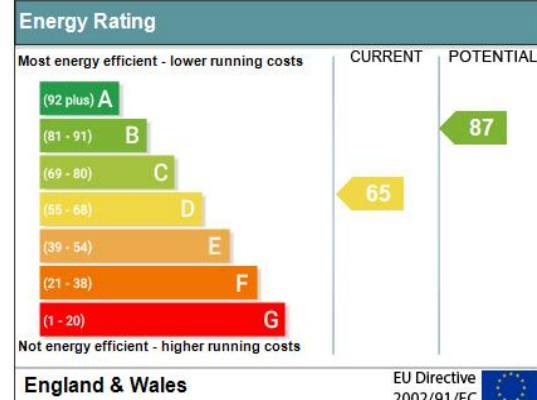
#### CENTRAL HEATING SYSTEM



TOTAL FLOOR AREA: 749 sq.ft. (69.5 sq.m.) approx.  
Whilst every attempt has been made to ensure accuracy in the production of these floor plans, the dimensions, areas and positions 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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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Address: 54 Somerden Road, ORPINGTON, BR5 4HT  
RRN: 9153-3026-1205-6537-7204



**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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