

# THOMAS BROWN

ESTATES

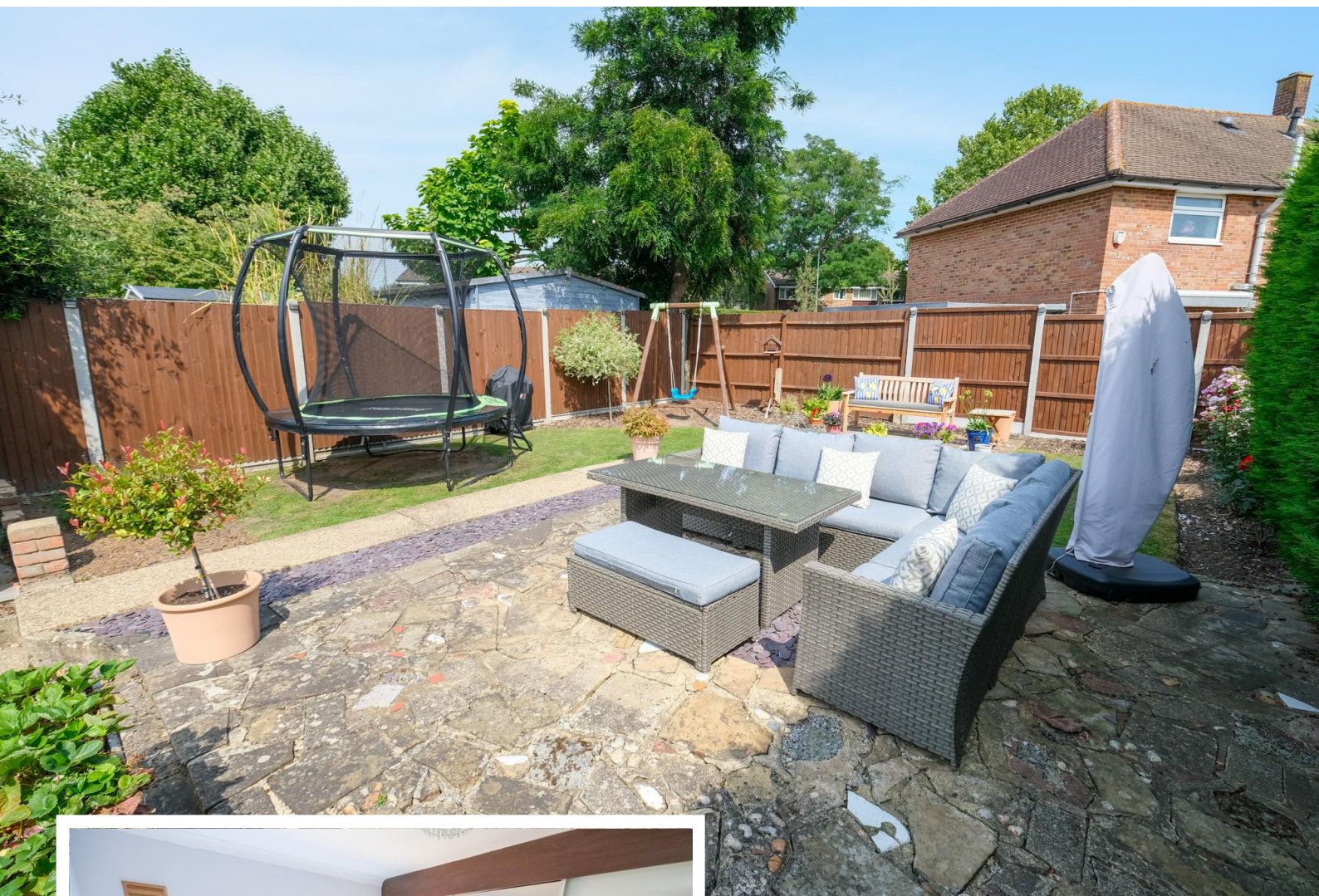


**55 Kynaston Road, Orpington, BR5 4JY**

**Offers IEO: £550,000**

- 3 Bedroom Semi-Detached House
- Recently Modernised, Immaculately Presented
- Potential to Extend (STPP)
- Sought After Location





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and recently modernised, larger style 'self build' three bedroom semi-detached property that must be viewed to fully appreciate the quality of specification on offer. The property is situated on a sought after road in Orpington that provides easy access to Orpington High Street and Station and comprises: entrance hallway, dual aspect lounge and dining room with direct access to the rear garden, modern fitted kitchen with quartz worktops and a WC to the ground floor. To the first floor there is a landing giving access to three bedrooms (two being good size doubles) and an executive shower room. Externally there is off street parking to the front of the property, garage to the side and a sizeable rear garden perfect for alfresco dining and entertaining. STPP there is fantastic potential to extend across the rear and/or into the loft space as many have done locally. Please call Thomas Brown Estate Agents in Orpington to arrange an appointment to view to fully appreciate the quality of location and specification on offer.



#### ENTRANCE HALL

Double glazed opaque composite door to front, double glazed panel to side, carpet, radiator.

#### LOUNGE/DINER

26' 02" x 13' 06" (7.98m x 4.11m) Double glazed window to front, double glazed sliding door to rear, carpet, two radiators.

#### KITCHEN

9' 04" x 7' 08" (2.84m x 2.34m) Range of matching wall and base units with quartz worktops over, butler sink, integrated double oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, integrated microwave, double glazed opaque composite door to rear, double glazed window to rear, Limestone tiled flooring.



#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque panel to side, part tiled walls, Amtico flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

12' 11" x 12' 11" (3.94m x 3.94m) (measured at maximum) Fitted wardrobes and bedroom furniture, double glazed window to rear, carpet, radiator.

#### BEDROOM 2

12' 09" x 12' 09" (3.89m x 3.89m) (measured at maximum) Double glazed window to front, carpet, radiator.



#### BEDROOM 3

8' 10" x 7' 05" (2.69m x 2.26m) Double glazed window to front, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, shower with rainforest head and shower attachment, double glazed opaque window to side, part tiled walls, marble flooring, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

70' 0" x 31' 0" (21.34m x 9.45m) Patio area with rest laid to lawn, side access.

#### FRONT

Drive for multiple vehicles, covered entrance.

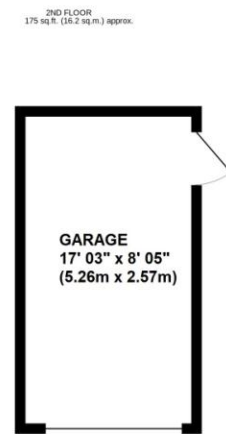
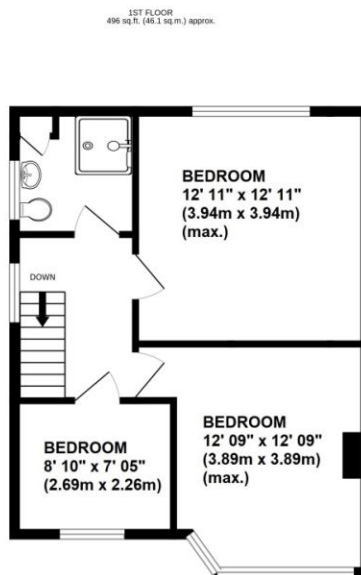
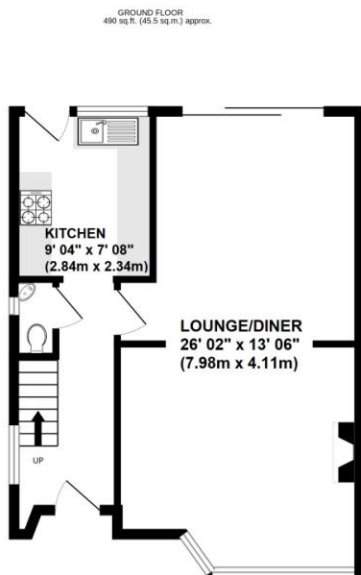
#### GARAGE

17' 03" x 8' 05" (5.26m x 2.57m) Up and over door to front, door to side, power.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

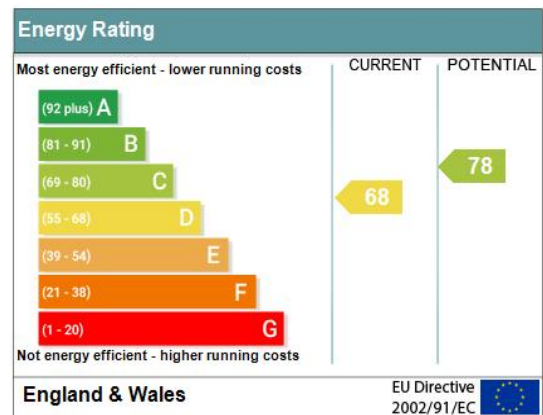
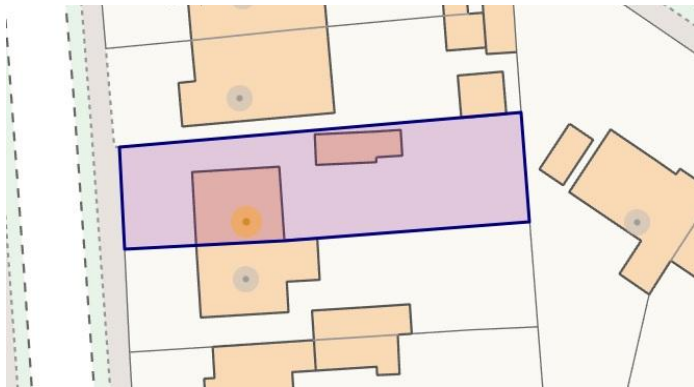




TOTAL FLOOR AREA: 1161 sq.ft. (107.8 sq.m.) approx.

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.

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**Council Tax Band: E**

**Tenure: Freehold**

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