

# THOMAS BROWN

ESTATES



**55 Sandhurst Road, Orpington, BR6 9HN**

**Asking Price: £450,000**

- **\*\*\*CASH BUYERS ONLY\*\*\***
- 2 Double Bedroom Semi-Detached Bungalow
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Garage & OSP







## Property Description

**\*\*CASH BUYERS ONLY\*\*** Thomas Brown Estates are delighted to offer this two double bedroom semi-detached bungalow set on the highly desirable Sandhurst Road in South Orpington, being offered to the market with no forward chain and boasting fantastic potential to extend (STPP) across the rear and/or into the loft space as many have done in the location. The property comprises: entrance hall, lounge that leads to the conservatory with views over the rear garden, kitchen, two double bedrooms and a shower room. Externally there is a large (92') mature rear garden with a workshop/home office, garage to the side and driveway to the front. Please note the property does require modernisation throughout and this has been reflected in the asking price. Sandhurst Road is well located for local schools, Orpington & Chelsfield Stations, shops and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and potential on offer.





#### ENTRANCE HALL

Double glazed door to side, laminate flooring.

#### LOUNGE

13' 0" x 13' 0" (3.96m x 3.96m) Feature fireplace, double glazed French doors to conservatory, laminate flooring, radiator.

#### KITCHEN

10' 11" x 8' 0" (3.33m x 2.44m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, freestanding cooker, integrated undercounter fridge, integrated dishwasher, space for washing machine, double glazed opaque window to side, double glazed door to rear, laminate flooring, radiator.



#### CONSERVATORY

11' 03" x 9' 03" (3.43m x 2.82m) Double glazed window to side, double glazed opaque panels to side, double glazed door to rear, double glazed panels to rear, vinyl flooring, radiator.

#### LEAN-TO

Double glazed window to side, double glazed door to garden, double glazed door to conservatory.

#### BEDROOM 1

16' 05" x 10' 05" (5m x 3.18m) Double glazed bay window to front, laminate flooring, radiator.

#### BEDROOM 2

11' 04" x 10' 07" (3.45m x 3.23m) Double glazed window to front, double glazed panels to side, laminate flooring, radiator.



#### WET ROOM STYLE SHOWER

Low level WC, wash hand basin, shower, double glazed opaque window to side, tiled walls, radiator.

#### OTHER BENEFITS I INCLUDE:

#### REAR GARDEN

92' 0" (28.04m) Patio area with rest laid to lawn, mature shrubs.

#### FRONT

Drive, mature shrubs.

#### WORKSHOP/HOME OFFICE

11' 04" x 7' 07" (3.45m x 2.31m) Windows to side, door to side, vaulted ceiling, tile effect flooring.

#### GARAGE

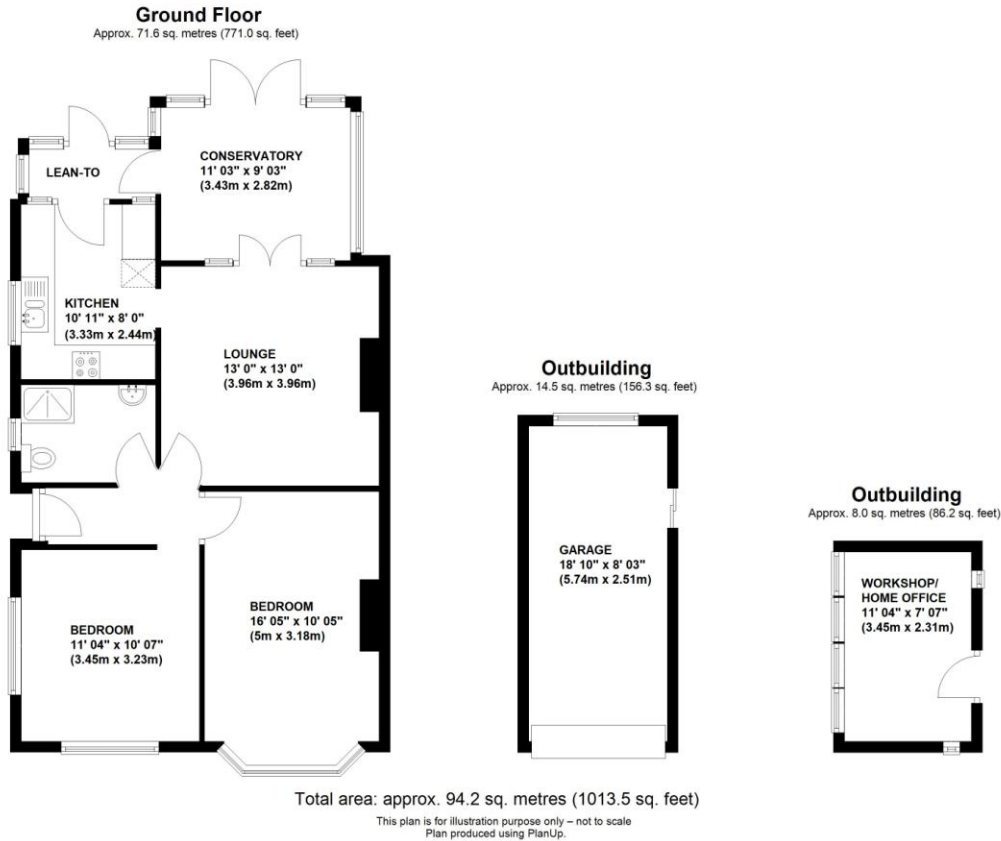
18' 10" x 8' 03" (5.74m x 2.51m) Up and over door to front, door to side, glass panels to rear, power and light.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

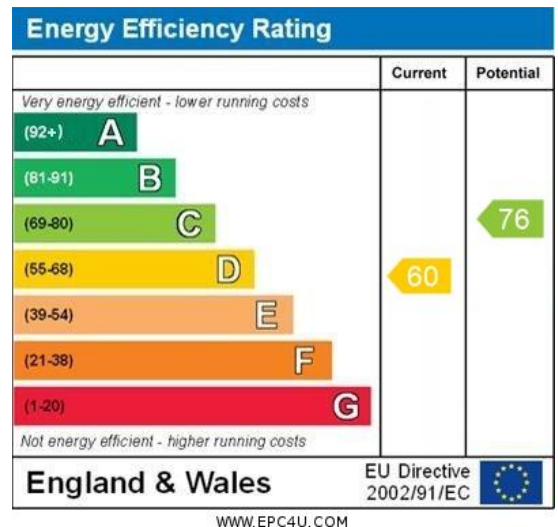
#### NO FORWARD CHAIN





**Council Tax Band: D**

**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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