

THOMAS BROWN

ESTATES



35 Crofton Lane, Orpington, BR5 1HJ

Asking Price: £675,000

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Excellent Potential to Extend (STPP)
- Highly Sought After Central Location
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this larger style and well-presented 1930s three bedroom semi-detached home, being offered to the market with no forward chain and ideally located in a highly sought after central position convenient for Orpington and Petts Wood Station, Crofton Primary School and Darrick Wood Schools.

This attractive family home offers excellent potential to extend (STPP), as many neighbouring properties have successfully done, whether across the rear, above the garage and/or into the loft space.

The accommodation currently comprises a welcoming entrance hall, bright lounge, separate dining room, fitted kitchen and a ground floor WC. To the first floor are three bedrooms, two of which are generous doubles, along with a spacious family bathroom.

Externally the property benefits from a well maintained rear garden, mainly laid to lawn with rear access, and a substantial patio area ideal for alfresco dining and entertaining. To the front there is a driveway providing off street parking and a garage to the side.

An internal viewing is highly recommended to fully appreciate the space, potential and fantastic central location on offer.

Please contact Thomas Brown Estates in Orpington to arrange your viewing.



ENTRANCE HALL

Door to front, understairs cupboard, tiled flooring, radiator.

LOUNGE

15' 05" x 14' 0" (4.7m x 4.27m) Fireplace, double glazed bay window to front, carpet, radiator.

DINING ROOM

14' 05" x 11' 10" (4.39m x 3.61m) Double glazed sliding door to rear, carpet, radiator.

KITCHEN

11' 07" x 11' 0" (3.53m x 3.35m) Range of matching wall and base units with worktops over, sink and drainer, space for cooker, space for undercounter fridge, space for washing machine, integrated dishwasher, double glazed window to rear, double glazed opaque door to side, tiled flooring, radiator.



CLOAKROOM

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

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed opaque window to side, carpet.

BEDROOM 1

15' 11" x 12' 02" (4.85m x 3.71m) (measured to front of wardrobes) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

13' 11" x 12' 0" (4.24m x 3.66m) (measured at maximum) Double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 03" x 6' 10" (2.51m x 2.08m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

88' 0" (26.82m) Patio area with rest laid to lawn, mature flowerbeds, shed, rear access.

FRONT

Drive, covered entrance.

GARAGE

16' 07" x 7' 08" (5.05m x 2.34m) Up and over door to front, door to side, power and light.

DOUBLE GLAZING

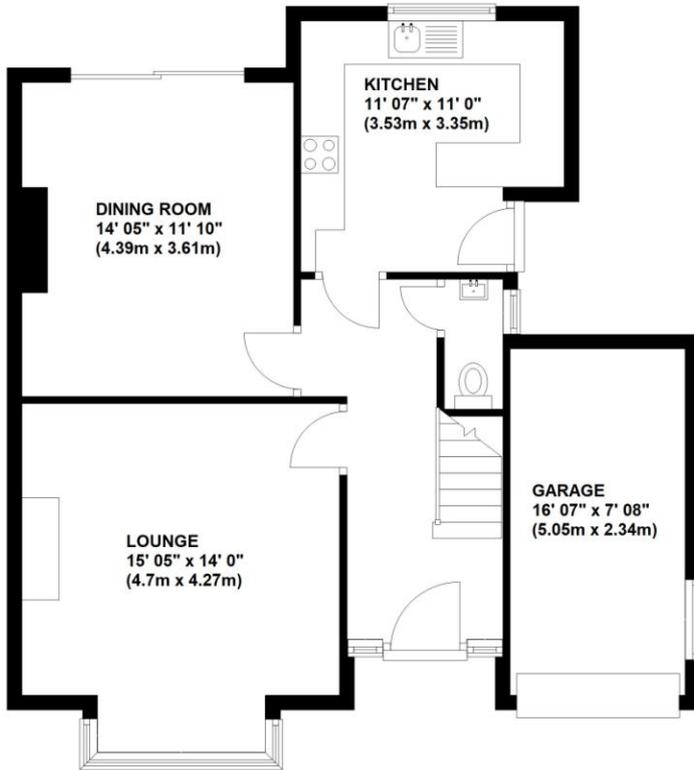
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



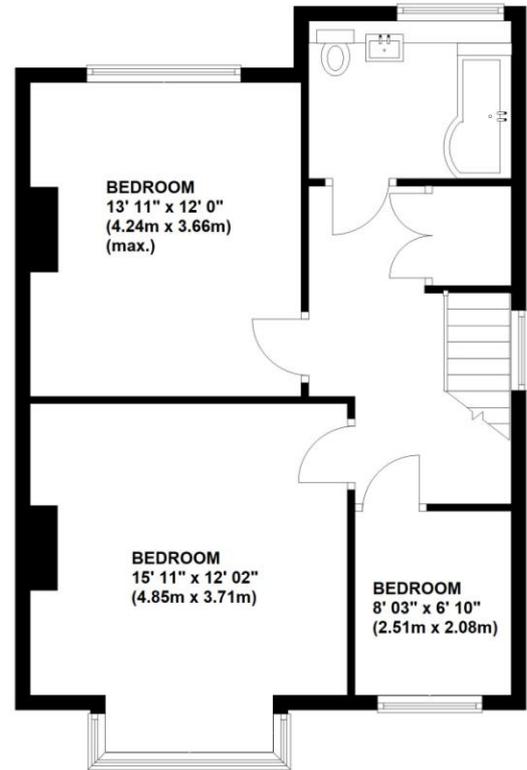
Ground Floor

Approx. 69.4 sq. metres (746.6 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.6 sq. feet)



Total area: approx. 127.2 sq. metres (1369.2 sq. feet)

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



Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES