

# THOMAS BROWN

ESTATES



## 2 Lodge Close, Orpington, BR6 0QQ

**Asking Price: £640,000**

- 4 Bedroom, 2 Reception Room Semi-Detached House
- Potential to Extend Further (STPP)
- Well Located for Orpington High Street
- Deceptively Spacious (1887 SQFT)





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (1887 SQFT), immaculately presented four bedroom semi-detached property set within a popular cul-de-sac location in Orpington, boasting larger than average room dimensions for a property of its type and walking distance to Orpington High Street. The accommodation on offer comprises: entrance porch and hallway, lounge, dining room, kitchen/breakfast room and a WC to the ground floor. To the first floor there are three bedrooms (two being spacious doubles) and the family bathroom with separate bath and shower. To the second floor is the largest of the four bedrooms, with space to accommodate an en-suite if required. Externally, there is a large well-kept garden to the rear aspect of the property, garage with rear storage area to the side and driveway to the front. STPP there is potential to extend further across the rear if required. Lodge Close is well located for Orpington mainline station and High Street as well as local schools and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of accommodation, floor space and location on offer.



#### ENTRANCE PORCH

Double glazed opaque door to front.

#### ENTRANCE HALL

Opaque door to front, double glazed opaque window to side, Karndean flooring, radiator.

#### LOUNGE

17' 7" x 12' 11" (5.36m x 3.94m) Double glazed bay window to front, carpet, radiator.

#### DINING ROOM

16' 0" x 12' 0" (4.88m x 3.66m) Double glazed window and double glazed French doors to rear, carpet, two radiators.

#### KITCHEN/BREAKFAST ROOM

18' 11" x 7' 5" (5.77m x 2.26m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, integrated fridge, integrated washing machine, integrated microwave, integrated dishwasher, tiled splashback, double glazed window to rear, two double glazed windows to side, double glazed opaque door to side, Karndean flooring, radiator.

#### CLOAKROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM 2

18' 7" x 13' 1" (5.66m x 3.99m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

#### BEDROOM 3

13' 1" x 12' 7" (3.99m x 3.84m) Fitted wardrobe, double glazed bay window to rear, carpet, radiator.

#### BEDROOM 4

9' 2" x 6' 5" (2.79m x 1.96m) Double glazed window to front, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath, shower cubicle, double glazed opaque window to rear, Karndean flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Storage to remaining loft space, carpet.

#### BEDROOM 1

18' 1" x 15' 11" (5.51m x 4.85m) (measured at maximum) (space to add en-suite) Two double glazed windows to rear, carpet, two radiators.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

95' 0" x 30' 0" (28.96m x 9.14m) Patio area with rest laid to lawn, allotment area, greenhouse, summerhouse, garden tool shed, side access.

#### FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn, flowerbed.

#### GARAGE

20' 6" x 7' 11" (6.25m x 2.41m) Doors to front, door to side, power and light.

#### STORAGE AREA TO REAR OF GARAGE

10' 0" x 7' 1" (3.05m x 2.16m) (to back of garage) Fitted units, space for fridge/freezer, space for tumble dryer, door to side, window to side, carpet.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

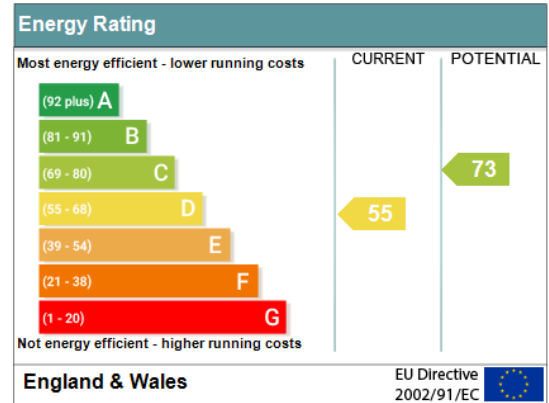




TOTAL FLOOR AREA: 1887 sq.ft. (175.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Address: 2 Lodge Close, ORPINGTON, BR6 0QQ  
 RRN: 9334-2022-7300-0013-5296



Construction: Standard

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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