

THOMAS BROWN

ESTATES

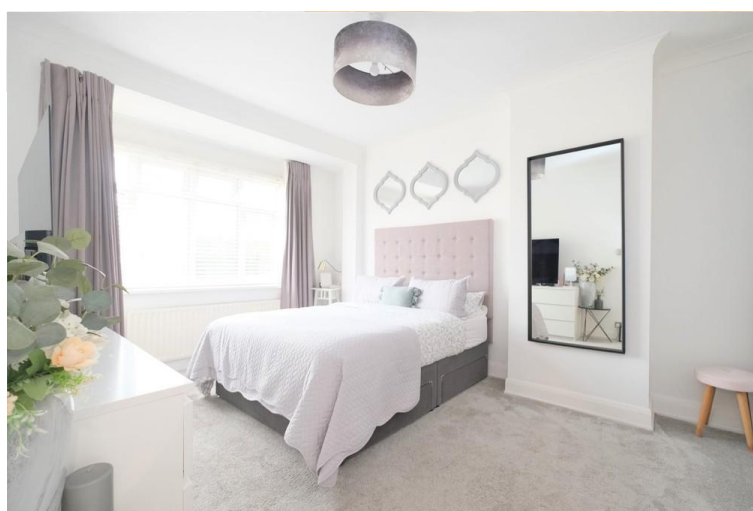
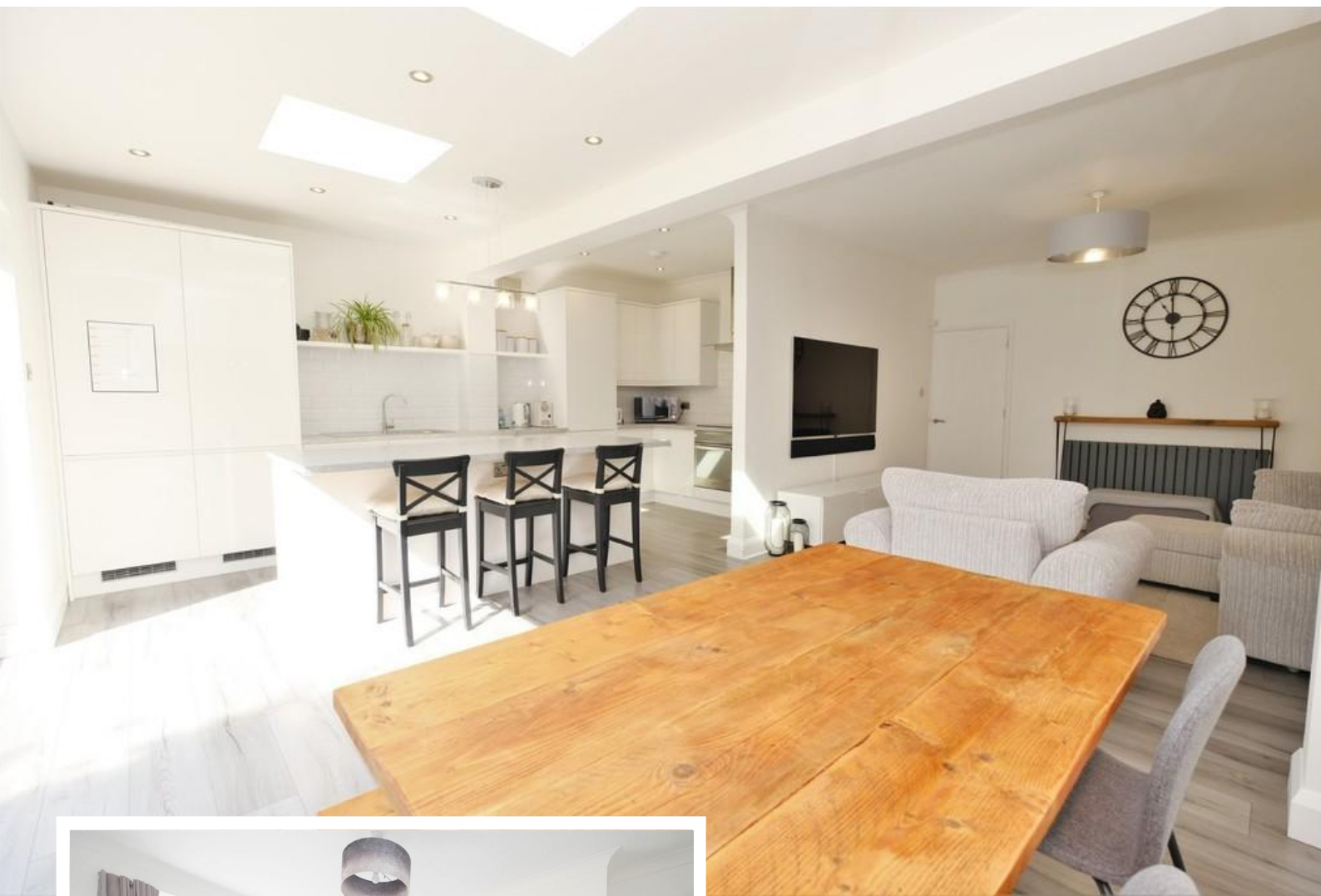


26 Sussex Road, Orpington, BR5 4JF

Asking Price: £430,000

- 2 Bedroom Extended Semi-Detached Bungalow
- Potential to Extend into the Loft Space (STPP)
- Well Located for Local Shops & Stations
- Fantastic 23'3 x 19'2 Living Area/Kitchen





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, recently modernised and rear extended two bedroom semi detached bungalow boasting a fantastic 23'3 x 19'2 living area/kitchen, set on a quiet road within walking distance to many local amenities. The accommodation on offer comprises: entrance hall, open plan living/kitchen with bi-fold doors to the rear garden and central island/breakfast bar, two bedrooms and the family bathroom. Externally there is a rear garden mainly laid to lawn and parking for two vehicles to the front via the new driveway. STPP there is fantastic potential to extend into the loft space if required as many have done in the local area. Sussex Road is well located for local schools, Orpington High Street, Orpington and St. Mary Cray Stations and bus routes. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the specification and location on offer.



ENTRANCE HALL

Double glazed door to side, laminate flooring, radiator.

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM
23' 3" x 19' 2" (7.09m x 5.84m) (measured at maximum) Double glazed bi-folding doors to garden, two skylights, laminate flooring, two radiators.

KITCHEN: Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob with extractor over, integrated washing machine, integrated tumble dryer, tower fridge, tower freezer, tiled splashback, central island, breakfast bar.



BEDROOM 1

16' 0" x 11' 0" (4.88m x 3.35m) Double glazed window to front, carpet, radiator.

BEDROOM 2

9' 7" x 9' 5" (2.92m x 2.87m) Double glazed window to front, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to side, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

27' 0" x 25' 0" (8.23m x 7.62m) Patio with rest laid to lawn.

OFF STREET PARKING

Driveway for two vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



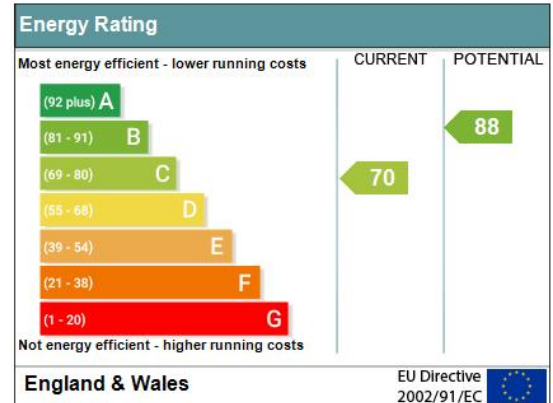
GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (69.0 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: 26 Sussex Road, ORPINGTON, BR5 4JF
RRN: 0040-3029-6201-0407-9200



Construction: Standard

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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