

THOMAS BROWN

ESTATES



2G Alma Road, Orpington, BR5 4PT

Guide: £600,000-£625,000

- 3 Bedroom Extended Detached House
- Potential to Extend Further (STPP)
- 17'7 x 13'1 Modern Fitted Kitchen/Diner & Conservatory
- Driveway & Garage to Rear





Property Description

Thomas Brown Estates are delighted to present this must view, extended three bedroom detached property, occupying an enviable corner plot with excellent potential for further extension (STPP). The home already offers substantial living space, with additional scope to extend to the side or rear, as seen with neighbouring properties.

The accommodation comprises an entrance porch and hallway, a comfortable lounge, and an impressive 17'7 x 13'1 modern fitted kitchen/diner featuring a central island. This space is open plan to a bright conservatory with bi-fold doors leading out to the rear garden - perfect for indoor-outdoor living.

Upstairs, there are three bedrooms (two being doubles) and a family bathroom.

Externally, the property benefits from a large garden to the rear/side, mainly laid to lawn, alongside a spacious patio area ideal for entertaining and alfresco dining. To the rear, accessed via Loxwood Close, is a driveway and a garage.

Alma Road is conveniently located for well-regarded local schools, shops, bus routes, and mainline stations including Orpington and St. Mary Cray, offering excellent transport links.

Early viewing is highly recommended to fully appreciate the location, space, and potential this property has to offer. Please contact Thomas Brown Estates to arrange your appointment.





ENTRANCE PORCH

Composite door to front, double glazed panels to front and both sides.

ENTRANCE HALL

Double glazed door to front, Kardean flooring, radiator.

LOUNGE

11' 06" x 10' 04" (3.51m x 3.15m) Double glazed window to front and side, carpet, radiator.

KITCHEN/DINER

17' 07" x 13' 01" (5.36m x 3.99m) (open plan to conservatory) Range of matching wall and base units with quartz worktops over, sink, two integrated Neff ovens, integrated Neff induction hob, integrated Samsung fridge/freezer, integrated Bosch dishwasher, space for washing machine, central island/breakfast bar, double glazed door to garden, Kardean flooring, radiator.



CONSERVATORY

11' 05" x 9' 04" (3.48m x 2.84m) Brick base, double glazed windows to three sides, double glazed bi-folding doors to garden, Kardean flooring.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed window to side, carpet.

BEDROOM 1

14' 03" x 9' 04" (4.34m x 2.84m) Double glazed window to side and front, carpet, radiator.

BEDROOM 2

9' 03" x 8' 11" (2.82m x 2.72m) Double glazed window to rear, carpet, radiator.



BEDROOM 3

8' 10" x 8' 01" (2.69m x 2.46m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, two double glazed opaque windows to rear, vinyl flooring.

OTHER BENEFITS INCLUDE:

REAR GARDEN

65' 0" x 50' 0" (19.81m x 15.24m) Patio area with rest laid to lawn.

FRONT GARDEN

Laid to lawn.

OFF STREET PARKING

Drive accessed from Loxwood Close.

GARAGE

17' 04" x 8' 02" (5.28m x 2.49m) Up and over door, double glazed opaque door to side, double glazed opaque window to side, power and light.

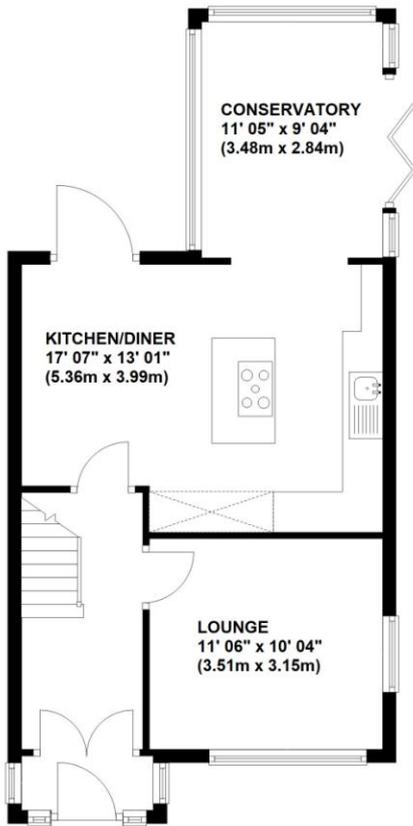
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



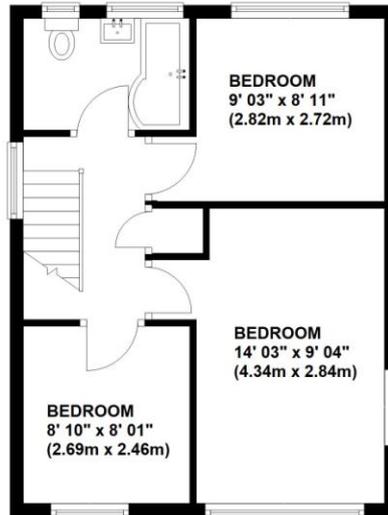
Ground Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 89.6 sq. metres (964.9 sq. feet)

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



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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