THOMAS BROWN
ESTATES

81 Hillcrest Road, Orpington, BR6 9AQ

Asking Price: £695,000

- 3 Bedroom Semi-Detached Bay Fronted House
- Sought After Location in South Orpington
- Fantastic potential to Extend (STPP)
- No Forward Chain

Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached bay fronted house being offered to the market with no forward chain and a fantastic 110' rear garden, set on the highly desirable Hillcrest Road in South Orpington. Although a very quiet location, Hillcrest Road is central to many amenities including Orpington Station & High Street and St. Olaves Secondary School. STPP there is fantastic potential to extend across the rear, to the side and/or into the loft space as many have done in the local roads. The accommodation on offer comprises: entrance porch and hall, lounge, dining room, fitted kitchen and a conservatory to the ground floor. To the first floor are three bedrooms, family bathroom and a WC. Externally there is a very well presented 110' rear garden mainly laid to lawn with a large patio perfect for alfresco dining and entertaining, garage to the side and off street parking to the front. Please note this property does require modernisation throughout and this has been reflected in the asking price. Hillcrest Road is well located for local schools, shops and bus routes. Viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.

ENTRANCE PORCH
Double glazed opaque door and opaque window to front, tiled flooring.

ENTRANCE HALL
Wooden door to front, understairs storage cupboard, carpet, radiator.

LOUNGE
15' 7" x 12' 2" (4.75m x 3.71m) Double glazed bay window to front, carpet, radiator.

DINING ROOM
10' 5" x 10' 1" (3.18m x 3.07m) Double glazed sliding door to conservatory, carpet, radiator.

CONSERVATORY
10' 10" x 9' 9" (3.3m x 2.97m) Double glazed windows to side, double glazed sliding door to rear, carpet, radiator.

KITCHEN
11' 1" x 7' 10" (3.38m x 2.39m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated electric hob, space for undercounter fridge, space for undercounter freezer, space for washing machine, tiled splashback, larder cupboard, double glazed window to side, double glazed door to rear, vinyl flooring.

STAIRS TO FIRST FLOOR LANDING
Double glazed window to side, carpet.

BEDROOM 1
16' 1" x 9' 10" (4.9m x 3m) Double glazed bay window to front, carpet, radiator.

BEDROOM 2
11' 2" x 9' 9" (3.4m x 2.97m) Double glazed window to rear, carpet, radiator.

BEDROOM 3
9' 3" x 8' 4" (2.82m x 2.54m) (measured at maximum) Double glazed window to front, carpet, radiator.

BATHROOM
Wash hand basin, corner bath with shower over, double glazed opaque window to side, tiled walls, carpet, radiator.

SEPARATE WC
Low level WC, double glazed opaque window to side, part tiled walls, carpet.

OTHER BENEFITS INCLUDE:

GARDEN
110' 0" x 29' 0" (33.53m x 8.84m) Patio area with rest laid to lawn, mature flowerbeds and shrubs.

FRONT GARDEN/OFF STREET PARKING
Drive, laid to lawn, mature flowerbeds.

GARAGE
15' 7" x 9' 8" (4.75m x 2.95m) Up and over door to front, window and door to rear.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.

TOTAL FLOOR AREA : 1105 sq.ft. (102.6 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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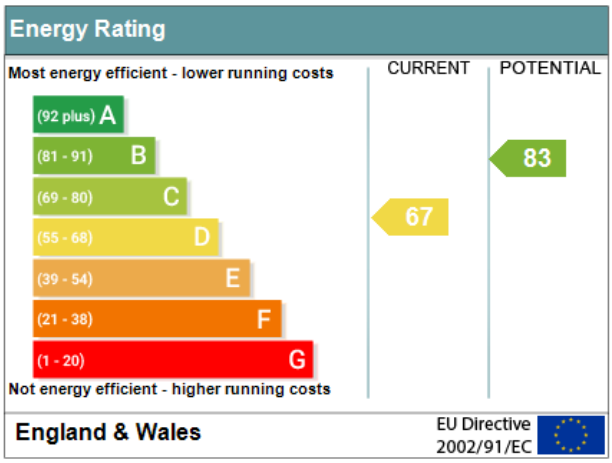
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 81 Hillcrest Road, ORPINGTON, BR6 9AQ
RRN: 9133-3017-1206-6502-5200



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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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