

THOMAS BROWN

ESTATES



57 Haileybury Road, Orpington, BR6 9EZ

Asking Price: £775,000

- 3 Bedroom, 2 Reception Room Detached Bungalow
- Fantastic Potential to Extend (STPP)
- Well Located for Chelsfield Station & Local Schools
- 200ft Rear Garden, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this rare to market three bedroom (originally four), two reception room detached bungalow positioned in the highly sought after South Orpington area. Set on an exceptional plot, the property boasts a unique 200ft (approx.) rear garden that must be seen to be fully appreciated.

Offering significant scope for extension (subject to planning permission), the bungalow provides excellent potential to expand across the rear and/or into the loft, creating a substantial family home in a location where plots of this size are seldom available.

The current accommodation comprises a spacious entrance hallway, lounge, dining room, kitchen/breakfast room, three bedrooms (one featuring an en-suite WC with potential to be reconfigured as a fourth bedroom), and a family bathroom.

Externally, the property benefits from a large, mature rear garden predominantly laid to lawn, a tandem garage to the side, and a driveway providing off-street parking for multiple vehicles.

Ideally located on Haileybury Road, the property is within easy reach of Chelsfield Station, highly regarded schools including St. Olave's, popular primary schools, local shops, and bus routes.

Early viewing is highly recommended to fully appreciate the plot, potential, and prime location on offer.





ENTRANCE HALL

23' 03" (7.09m) Double glazed opaque door to front, carpet, radiator.

LOUNGE

15' 09" x 13' 07" (4.8m x 4.14m) Fireplace, double glazed window to side, French doors to rear, carpet, radiator.

DINING ROOM

12' 03" x 7' 06" (3.73m x 2.29m) Two double glazed windows to side, double glazed window to rear, carpet, radiator.

KITCHEN/BREAKFAST ROOM

13' 06" x 9' 01" (4.11m x 2.77m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated electric hob, space for undercounter fridge, space for washing machine, space for dishwasher, space for table and chairs, double glazed window to side, double glazed opaque door to side, vinyl flooring, radiator.



BEDROOM

13' 07" x 9' 04" (4.14m x 2.84m) (measured to front of wardrobes) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM

12' 07" x 8' 04" (3.84m x 2.54m) Double glazed bay window to front, double glazed panel to side, radiator.

EN-SUITE WC

9' 08" x 6' 06" (2.95m x 1.98m) (potential additional bedroom) Low level WC, wash hand basin, double glazed panel to side, carpet.



BEDROOM

11' 01" x 8' 11" (3.38m x 2.72m) Double glazed window to side, carpet, radiator.

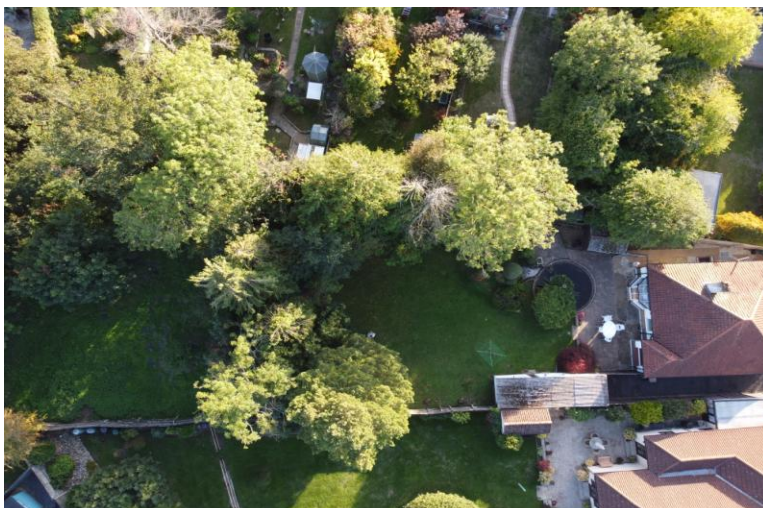
BATHROOM

Low level WC, wash hand basin, bath, shower cubicle, double glazed opaque window to rear, vinyl flooring.

OTHER BENEFITS I INCLUDE:

GARDEN

200' (60.96m) Patio area with rest laid to lawn, mature shrubs, pond, shed, side access.



FRONT

Drive, laid to lawn.

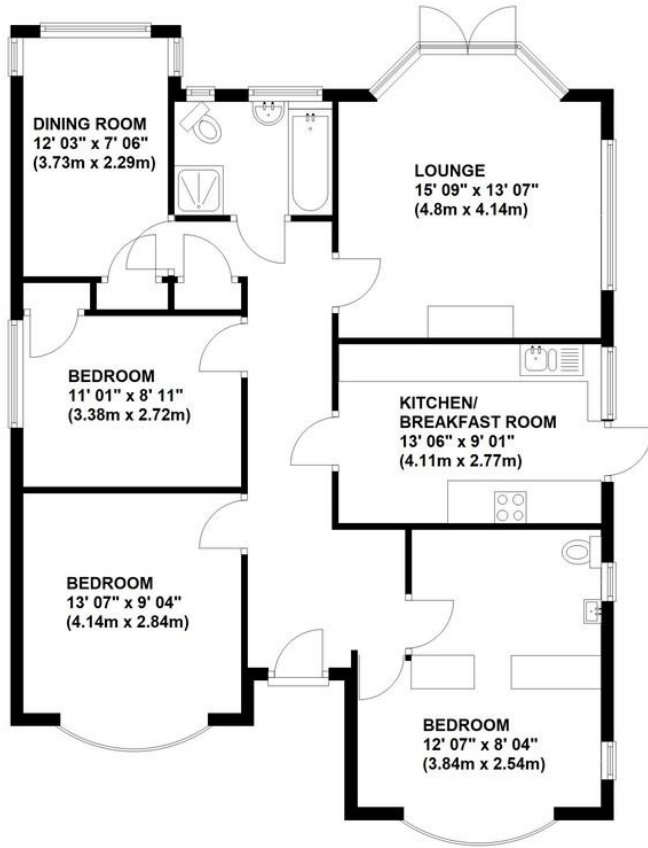
GARAGE

27' 06" x 8' 0" (8.38m x 2.44m) Up and over door to front, door to side, double glazed window to side, window to rear, power and light.

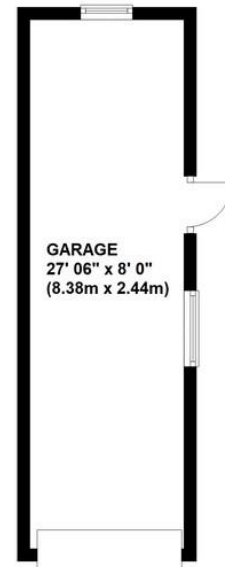
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

Ground Floor
Approx. 96.9 sq. metres (1043.2 sq. feet)



Outbuilding
Approx. 20.5 sq. metres (221.0 sq. feet)



Total area: approx. 117.4 sq. metres (1264.2 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Council Tax Band: F

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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