

THOMAS BROWN

ESTATES



17 Highlands Road, Orpington, BR5 4JP

Asking Price: £475,000

- 2 Double Bedroom Semi-Detached Bungalow
- Potential to Extend into the Loft Space (STPP)
- Boasting a 21'8x19'10 Kitchen/Diner
- No Forward Chain, Quiet No Through Road





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and immaculately presented, two double bedroom rear extended semi-detached bungalow situated on a very quiet no through road, boasting a 21'8x19' 10 kitchen/diner and is being offered to the market with no forward chain. The accommodation on offer comprises: entrance porch and hall, lounge, two double bedrooms, bath and a fantastic open plan kitchen/diner that spans the rear of the property with direct access to the garden. Externally there is a wonderful landscaped rear garden perfect for entertaining and alfresco dining and a driveway to the front for numerous vehicles. STPP there is fantastic potential to extend into the loft space if required as many have done in the local area. Highlands 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 PORCH

Double glazed opaque door to side, laminate flooring.

ENTRANCE HALL

Laminate flooring, radiator.

LOUNGE

16' 7" x 12' 2" (5.05m x 3.71m) Feature fireplace, double glazed window to front, laminate flooring, two radiators.

KITCHEN/DINER

21' 8" x 19' 10" (6.6m x 6.05m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated gas hob, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window to rear, double glazed opaque door to side, double glazed sliding door to rear, tiled flooring, two radiators.



BEDROOM 1

11' 10" x 9' 11" (3.61m x 3.02m) Fitted wardrobes and bedroom furniture, Velux window, laminate flooring, radiator.

BEDROOM 2

9' 8" x 8' 3" (2.95m x 2.51m) Fitted wardrobes, double glazed window to front, laminate flooring, radiator.



BATHROOM

Low level WC, wash hand basin, bath with Aqualiser shower over, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

OFF STREET PARKING

Block paved drive for multiple vehicles, side access.

GARDEN

75' 0" x 30' 09" (22.86m x 9.37m) Landscaped, patio, laid to lawn, shed, numerous seating areas.



DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

GROUND FLOOR
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq.ft. (80.9 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.
Made with floorplan 120221



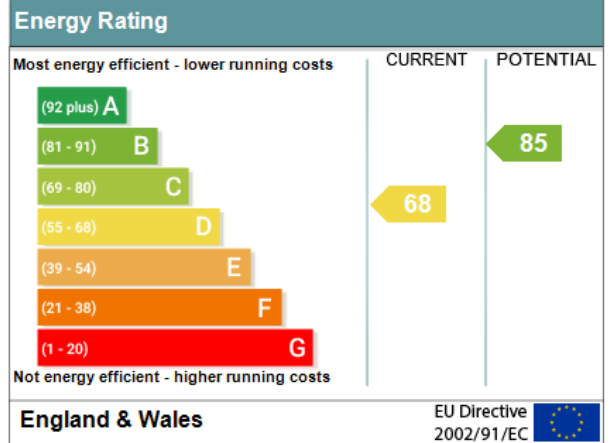
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 17 Highlands Road, ORPINGTON, BR5 4JP
RRN: 0330-2783-7280-2497-3911



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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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