

# THOMAS BROWN

ESTATES



**44 Bedford Road, Orpington, BR6 0QH**

**Asking Price: £460,000**

- 2 Double Bedroom Semi-Detached Bungalow
- Well Located for Orpington High Street & Station
- Rear Extended, Deceptively Spacious
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, rear extended, two double bedroom semi-detached bungalow situated on a sought after road in South Orpington, providing easy access to Orpington High Street and Station with the added benefit of being offered with no forward chain. The accommodation comprises; entrance hall, 22'2 lounge/dining room that leads to the conservatory, 18'9 kitchen, two double bedrooms and a wet room style shower room. Externally there is a good size rear garden mainly laid to lawn with a patio area, garage to the side and a driveway to the front/side. Please call Thomas Brown Estates to organise an appointment to view to fully appreciate the floor space and quality of location on offer.



#### **ENTRANCE HALL**

Covered entrance, door to side, parquet flooring, radiator.

#### **LOUNGE/DINER**

22' 2" x 12' 7" (6.76m x 3.84m) (measured at maximum) Double glazed sliding door to conservatory, carpet, wood effect flooring, covered radiator.

#### **KITCHEN**

18' 9" x 8' 2" (5.72m x 2.49m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, range style cooker, fridge/freezer, washing machine, dishwasher, double glazed window to side and rear, wood flooring, covered radiator.



#### **CONSERVATORY**

11' 1" x 7' 6" (3.38m x 2.29m) Double glazed sliding door to rear, double glazed panels to both sides, laminate flooring.

#### **BEDROOM 1**

14' 9" x 10' 0" (4.5m x 3.05m) Double glazed bay window with shutters to front, engineered wood flooring, radiator.

#### **BEDROOM 2**

12' 0" x 9' 5" (3.66m x 2.87m) Double glazed window with shutters to front, carpet, radiator.



#### **SHOWER ROOM (WET ROOM STYLE)**

Low level WC, wash hand basin, shower, double glazed opaque window to side, part tiled walls, radiator.

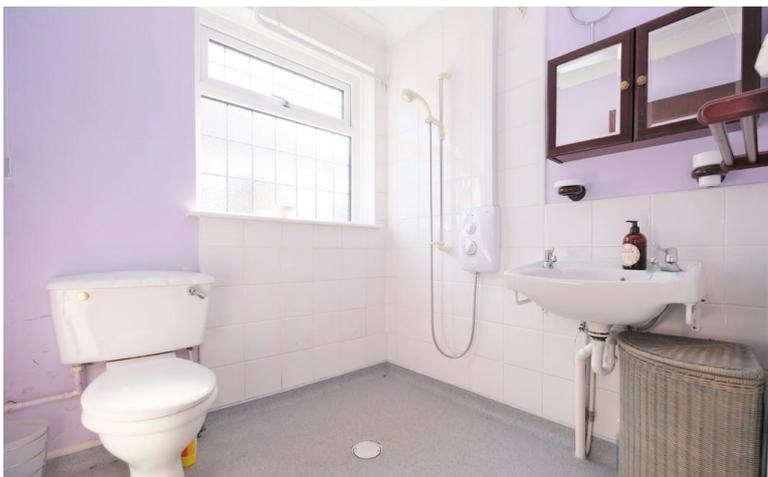
#### **OTHER BENEFITS INCLUDE:**

#### **GARDEN**

27' 0" x 24' 0" (8.23m x 7.32m) Patio area with rest laid to lawn, flowerbeds, side access.

#### **OFF STREET PARKING**

Driveway, access to garage, side access.



#### **GARAGE**

18' 3" x 7' 11" (5.56m x 2.41m) Up and over door to front, door to side, window to side, power and light.

#### **DOUBLE GLAZING**

#### **CENTRAL HEATING SYSTEM**

#### **NO FORWARD CHAIN**

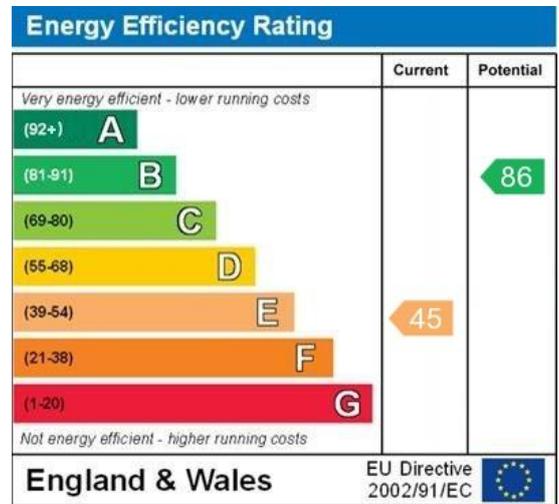
#### **ALARMED**



**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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