

THOMAS BROWN

ESTATES

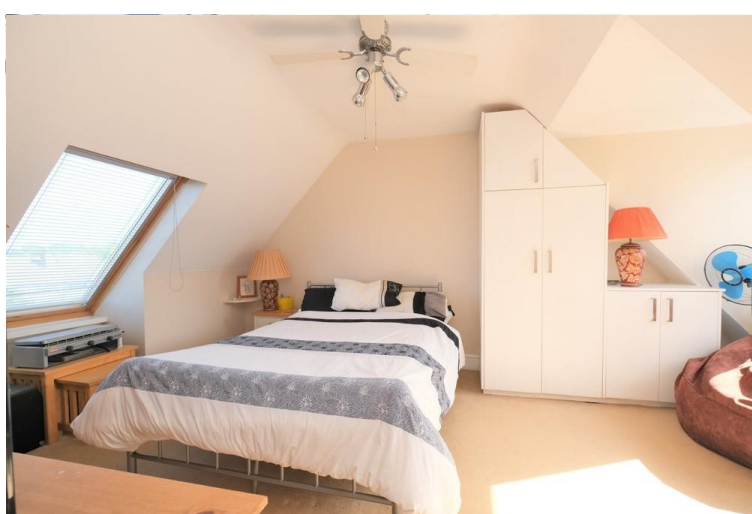


126 Hillcrest Road, Orpington, BR6 9AJ

Asking Price: £680,000

- 3/4 Bedroom, 2 Bathroom Semi-Detached House
- Highly Desirable Location, Set Back from Road
- Rear, Side & Loft Extended
- Well Located for Local Amenities





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, rear, side and loft extended three/four bedroom two bathroom semi-detached house set back from the road situated on the highly desirable tree lined Hillcrest Road in South Orpington. Although a very quiet location, Hillcrest Road is central to many amenities including Orpington Station (London Bridge from 15 minutes) & High Street, M25, Goddington Park and St. Olaves Secondary School. The accommodation on offer comprises: entrance hall, kitchen/breakfast room, lounge which is open plan to the dining room, utility room and a WC to the ground floor. To the first floor are two double bedrooms (one bedroom boasting a dressing room which was the fourth bedroom) and a family bathroom. To the second floor is a further double bedroom with en-suite shower room. Externally there is a southerly facing garden to the rear aspect of the property, integral garage to the side and off street parking for numerous vehicles to the front. STPP there is fantastic potential to extend further to the rear and/or convert the garage if required. 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 to fully appreciate the quality of accommodation and location on offer.



ENTRANCE HALL

Double glazed door to front, solid wood flooring, covered radiator.

KITCHEN/BREAKFAST ROOM

14' 4" x 9' 5" (4.37m x 2.87m) Range of matching wall and base units with solid wood worktops over, ceramic sink and drainer, space for range style cooker, space for fridge/freezer, integrated dishwasher, breakfast bar, understairs cupboard, two double glazed windows to front, tiled flooring.

LOUNGE

19' 8" x 11' 2" (5.99m x 3.4m) Double glazed window to rear, solid wood flooring, covered radiator.

DINING ROOM

12' 5" x 10' 4" (3.78m x 3.15m) Double glazed window and double glazed door to side, double glazed sliding door to rear, solid wood flooring, covered radiator.

UTILITY ROOM

7' 10" x 6' 8" (2.39m x 2.03m) Range of matching wall and base units with worktops over, sink, double glazed window and double glazed door to rear, tiled flooring, radiator.

CLOAKROOM

Low level WC, space for washing machine, space for tumble dryer, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

11' 2" x 10' 9" (3.4m x 3.28m) Double glazed window to rear, laminate flooring, covered radiator.

DRESSING ROOM

8' 7" x 7' 5" (2.62m x 2.26m) (originally a bedroom) Fitted wardrobes, double glazed window to rear, laminate flooring, covered radiator.

BEDROOM 3

9' 7" x 7' 6" (2.92m x 2.29m) (measured to front of wardrobe) Walk-in wardrobe, double glazed window to front, carpet, covered radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to side, tiled walls, tile effect flooring, heated towel rail.

STAIRS

Eaves storage, carpet.

BEDROOM 2

16' 10" x 13' 8" (5.13m x 4.17m) (measured at maximum) Fitted wardrobes, double glazed window to rear, Velux to front, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to rear, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

70' 0" (21.34m) Patio area with rest laid to lawn, mature flowerbeds and hedges, two sheds.

OFF STREET PARKING

Drive for multiple vehicles, laid to lawn, mature flowerbeds.

INTEGRAL GARAGE

19' 7" x 9' 3" (5.97m x 2.82m) Up and over door, double glazed opaque door to utility, power and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR
784 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 1464 sq.ft. (136.0 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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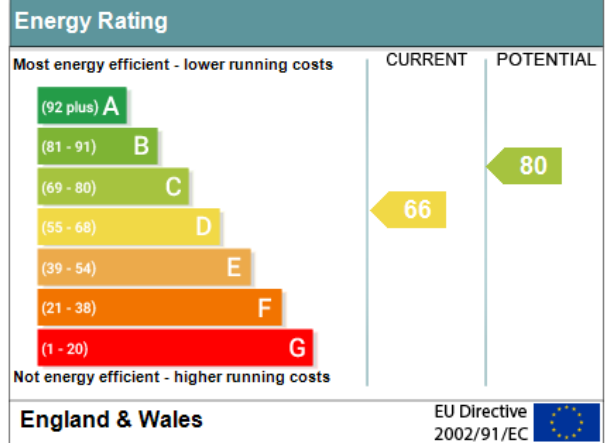
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 126 Hillcrest Road, ORPINGTON, BR6 9AJ
RRN: 0320-2616-4310-2527-0061



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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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