

# THOMAS BROWN

ESTATES



**27 Gload Crescent, Orpington, BR5 4PR**

**Asking Price: £490,000**

- 3 Bedroom Semi-Detached Bungalow
- Detached Garage & Off Street Parking for Multiple Vehicles
- Potential to Extend (STPP)
- No Forward Chain





## Property Description

**\*\*CALL FOR IMMEDIATE ACCESS\*\*** Thomas Brown Estates are delighted to offer this well presented, three bedroom semi-detached bungalow being offered to the market with no forward chain, boasting a fantastic corner plot rear garden and great potential to extend (STPP) as many have done on the road. The accommodation on offer is set within a quiet location in Orpington, and comprises: entrance porch and hall, lounge/dining room with direct access to the garden, fitted kitchen, three bedrooms and the family bathroom. Externally, there is a wonderful rear garden mainly laid to lawn, detached garage to the side and driveway to the front for numerous vehicles. STPP the property has the potential to extend across the rear, to the side and/or in the loft space. Gload Crescent is well located for local schools, local shops, bus routes and Orpington/St Mary Cray mainline stations. Please call Thomas Brown Estates to arrange your appointment to view to fully appreciate the quality of location, specification and plot on offer.



#### ENTRANCE PORCH

Double glazed opaque door to side, vinyl flooring.

#### ENTRANCE HALL

Double glazed opaque door to side, laminate flooring, radiator.

#### LOUNGE/DINER

26' 2" x 11' 8" (7.98m x 3.56m) Double glazed sliding door to rear, carpet and laminate flooring, two radiators.

#### KITCHEN

8' 6" x 7' 5" (2.59m x 2.26m) 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 under counter fridge, space for washing machine, double glazed window to rear, double glazed window and double glazed door to side, vinyl flooring.



#### BEDROOM 1

13' 6" x 9' 11" (4.11m x 3.02m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

9' 4" x 8' 4" (2.84m x 2.54m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 3

10' 8" x 6' 8" (3.25m x 2.03m) Built in wardrobes, double glazed window to side, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin, double glazed opaque window to side, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

60' 0" x 58' 0" (18.29m x 17.68m) (measured at maximum) Patio area with rest laid to lawn, mature shrubs, side access.

#### DETACHED GARAGE

19' 6" x 8' 3" (5.94m x 2.51m) Brick built, door to front, double glazed door and double glazed opaque window to side, double glazed opaque window to rear.



#### FRONT GARDEN/OFF STREET PARKING

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

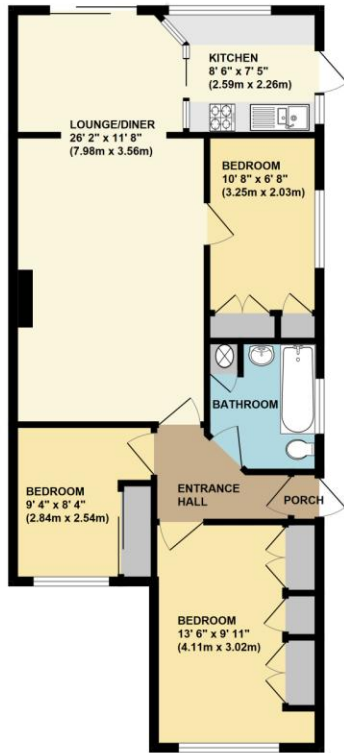
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

GROUND FLOOR  
720 sq ft (67.5 sq.m.) approx.

GARAGE  
141 sq ft (13.1 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.6 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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**Construction: Standard**

**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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