

# THOMAS BROWN

ESTATES



**22 Lodge Crescent, Orpington, BR6 0QF**

**Asking Price: £575,000**

- 4 Bedroom, 2 Bathroom Semi Detached House
- No Forward Chain
- Well Located for Orpington High Street & Station
- Rear & Loft Extended, 24'10 Lounge







## Property Description

Thomas Brown Estates are delighted to offer this rear and loft extended four bedroom two bathroom semi-detached property set within a popular location in Orpington, being offered to the market with no forward chain and walking distance to Orpington High Street. The accommodation on offer comprises: entrance hallway, 24'10 lounge and a l-shaped kitchen/diner with direct access to the rear garden to the ground floor. To the first floor there are three bedrooms and the family bathroom. To the second floor is a further bedroom and ensuite shower room. Externally, there is a low maintenance rear garden, 15'07x12'05 home office with WC and a driveway to the front. Lodge Crescent is well located for Orpington mainline station and High Street as well as local schools and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of accommodation, floor space and location on offer.



#### ENTRANCE HALL

Door to front, double glazed opaque window to side, under stairs cupboard, tiled flooring, radiator.

#### LOUNGE

24' 10" x 10' 10" (7.57m x 3.3m) Double glazed window to front, carpet, two radiators.

#### KITCHEN/DINER

21' 6" x 17' 5" (6.55m x 5.31m) (L shaped) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven with extractor over, integrated electric hob, integrated fridge/freezer, space for washing machine, three double glazed windows to rear, double glazed French doors to rear, opaque window to side, tiled flooring, tiled splashback, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM

11' 4" x 10' 8" (3.45m x 3.25m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM

10' 6" x 10' 5" (3.2m x 3.18m) Double glazed window to front, carpet, radiator.

#### BEDROOM

7' 2" x 6' 7" (2.18m x 2.01m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over plus shower attachment, tiled flooring, tiled walls, heated towel rail.



#### STAIRS TO SECOND FLOOR LANDING

Carpet.

#### BEDROOM

13' 8" x 9' 4" (4.17m x 2.84m) (measured at maximum). Double glazed window to rear, skylight, carpet.

#### ENSUITE SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower with attachment, eaves storage, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

60' 0" (18.29m) (measured to front of home office) Low maintenance, paved, shed, side access.

#### HOME OFFICE

15' 7" x 12' 5" (4.75m x 3.78m) Double glazed opaque door to front, double glazed window to front, laminate flooring, electric radiator.

Separate WC, wash hand basin, tiled flooring.

#### OFF STREET PARKING

Driveway to front.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

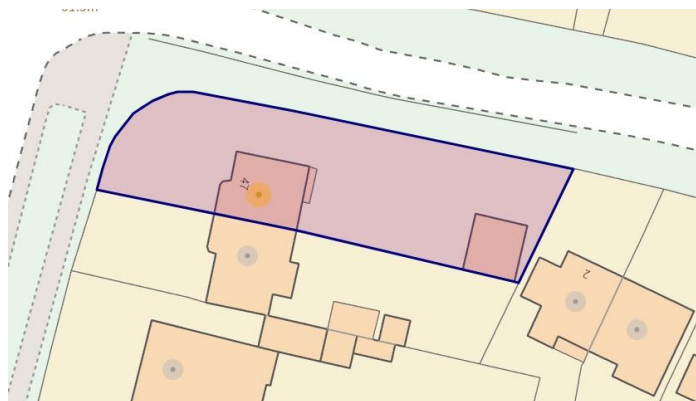
#### NO FORWARD CHAIN







For identification only - Not to scale  
Approximate Area Total = 1474 sq ft / 136.7 sq m



**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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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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