

# THOMAS BROWN

ESTATES



**55 Hilda Vale Road, Farnborough, Orpington, BR6 7AW** Asking Price: **£520,000**

- 3 Bedroom Semi-Detached House
- Close to Darrick Wood Schools & Locksbottom High Street
- Potential to Extend (STPP)
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property being offered to the market with no forward chain and situated within close proximity to Darrick Wood Schools and Locksbottom High Street. STPP the property has fantastic potential to extend across the rear and/or extend into the loft space as many have done in the location. The accommodation on offer comprises; entrance hallway, dual aspect lounge/dining room and kitchen to the ground floor. To the first floor is a landing giving access to three bedrooms and family bathroom. Externally the property boasts a rear garden mainly laid to lawn and a driveway to the front. Please note the property does require modernisation throughout and this has been reflected in the asking price. Hilda Vale Road is very well located for local schools (Darrick Wood, Newstead Wood and St. Olaves), shops including Locksbottom High Street and bus routes. Internal viewing is highly recommended to appreciate the location on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.





#### ENTRANCE HALL

Double glazed door to front, double glazed opaque window to side, vinyl flooring, radiator.

#### LOUNGE

12' 04" x 9' 11" (3.76m x 3.02m) Double glazed window to front, carpet, radiator.

#### DINING ROOM

13' 11" x 8' 10" (4.24m x 2.69m) Double glazed window and double glazed door to rear, radiator.

#### KITCHEN

7' 09" x 6' 06" (2.36m x 1.98m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, gas cooker, washing machine and fridge/freezer to stay, double glazed window to rear, double glazed opaque door to side, tiled flooring.



#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed opaque window to side, carpet.

#### BEDROOM

11' 10" x 9' 06" (3.61m x 2.9m) Double glazed window to front, carpet, radiator.

#### BEDROOM

11' 08" x 9' 08" (3.56m x 2.95m) Double glazed window to rear, exposed floorboards, radiator.



#### BEDROOM

8' 06" x 5' 10" (2.59m x 1.78m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, exposed floorboards, radiator.

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

75' 0" (22.86m) Patio area with rest laid to lawn, side access.

#### FRONT GARDEN/OFF STREET PARKING

Drive, part laid to lawn.

#### DOUBLE GLAZING

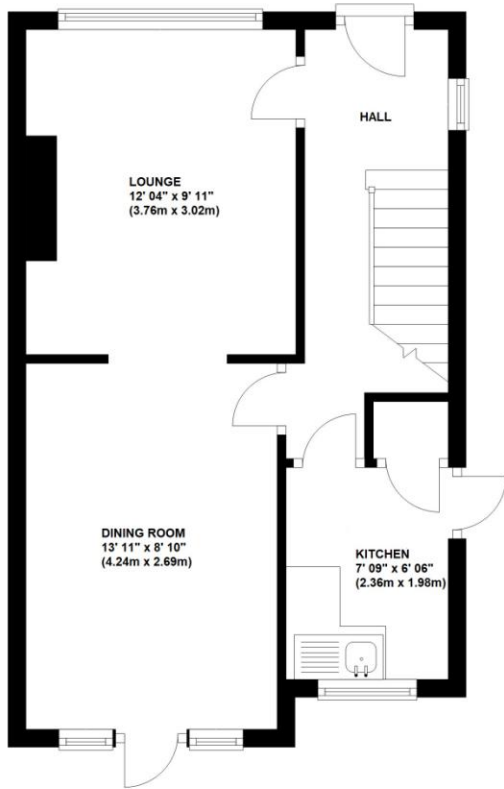
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



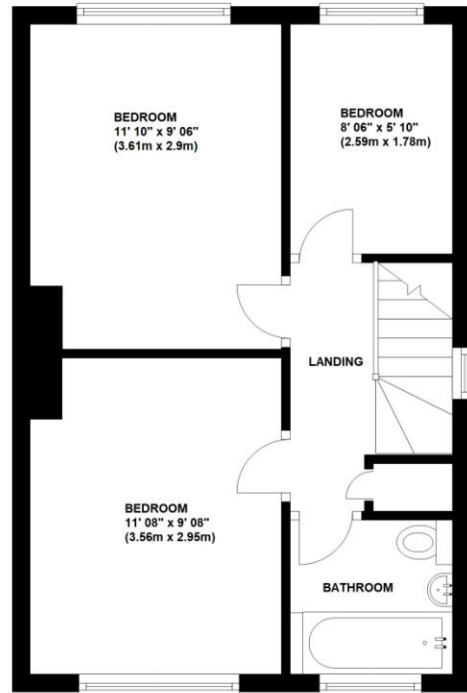
## Ground Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



## First Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 70.7 sq. metres (760.6 sq. feet)



**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>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(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	
WWW.EPC4U.COM			

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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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