

THOMAS BROWN

ESTATES



158 Lancing Road, Orpington, BR6 0QZ

Asking Price: £685,000

- 4 Bedroom, 2 Reception Room Semi-Detached House
- Potential to Extend Further (STPP)
- Well Located for Orpington High Street & Station
- Highly Sought After Corner Plot





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented four bedroom semi-detached family home, occupying a desirable corner plot on the highly sought after Lancing Road, BR6. The property benefits from a double-storey side extension and is ideally located within walking distance of Orpington High Street and Orpington Station.

The spacious ground floor features a welcoming entrance hall, a bright dual-aspect 27ft lounge with bi-fold doors opening onto the rear garden, a separate dining room, and a stylish kitchen/breakfast room designed for modern family living.

To the first floor are four well-proportioned bedrooms and a luxurious family bathroom complete with a freestanding bath and separate shower.

Externally, the property benefits from a mature rear garden with a generous patio area, perfect for outdoor dining and entertaining. A garage to the rear with vehicular access via the side, provides additional parking or storage, while the front driveway offers off street parking.

The home also offers excellent further potential (subject to the necessary planning permissions), including a rear extension and/or loft conversion, as successfully undertaken by a number of neighbouring properties.

Lancing Road is conveniently positioned close to highly regarded schools, local shops, bus routes, Orpington High Street and Orpington Station, yet remains a surprisingly quiet residential road.

Early viewing is highly recommended to fully appreciate the space, quality and exceptional location of this outstanding family home.



Entrance Hall:

Composite door to front, understairs cupboard, solid wood flooring, radiator.

Lounge:

27' 02" x 11' 10" (8.28m x 3.61m). Double glazed bay window to front, double glazed bi-folding doors to rear, carpet, two radiators.

Dining Room:

12' 09" x 9' 10" (3.89m x 3m). Double glazed window to front, solid wood flooring, radiator.

Kitchen/Breakfast Room:

16' 08" x 11' 03" (5.08m x 3.43m). Range of matching wall and base units with quartz worktops over, one and a half bowl sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, integrated washing machine, integrated dishwasher, space for fridge/freezer, breakfast bar, double glazed window and double glazed door to rear, wood effect flooring, radiator.

Stairs To First Floor Landing:

Storage cupboard, carpet.

Bedroom 1:

16' 09" x 13' 08" (5.11m x 4.17m). Fitted wardrobes, double glazed bay window and double glazed window to front, carpet, radiator.

Bedroom 2:

13' 0" x 11' 0" (3.96m x 3.35m). Fitted wardrobes, double glazed window to rear, carpet, radiator.

Bedroom 3:

11' 08" x 9' 09" (3.56m x 2.97m). Double glazed window to front, carpet, radiator.

Bedroom 4:

9' 09" x 8' 04" (2.97m x 2.54m). Double glazed window to rear, carpet, radiator.

Bathroom:

WC, wash hand basin, free standing bath, shower cubicle, part tiled walls, tiled flooring, heated towel rail.

Other Benefits Include:

Garden:

Patio area with rest laid to lawn, mature shrubs, side access.

Front:

Drive, part laid to lawn, mature hedges, covered entrance.

Garage:

Up and over door, vehicular access from side.

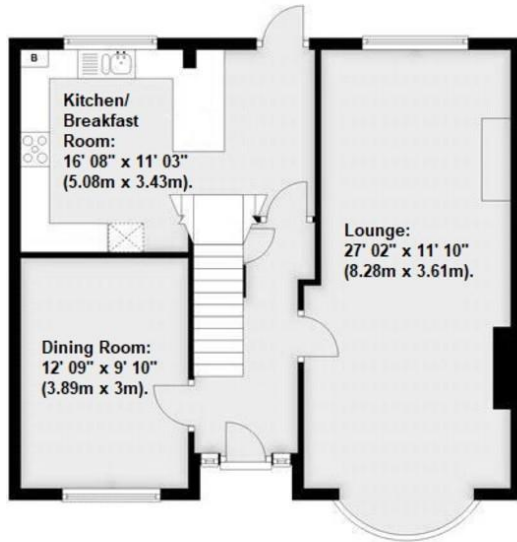
Double Glazing

Central Heating System



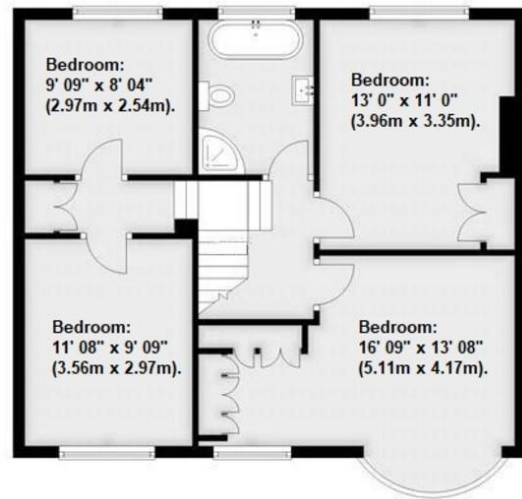
Ground Floor

Approx. 63.7 sq. metres (685.6 sq. feet)



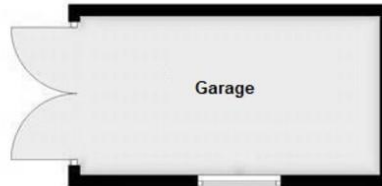
First Floor

Approx. 63.1 sq. metres (679.1 sq. feet)



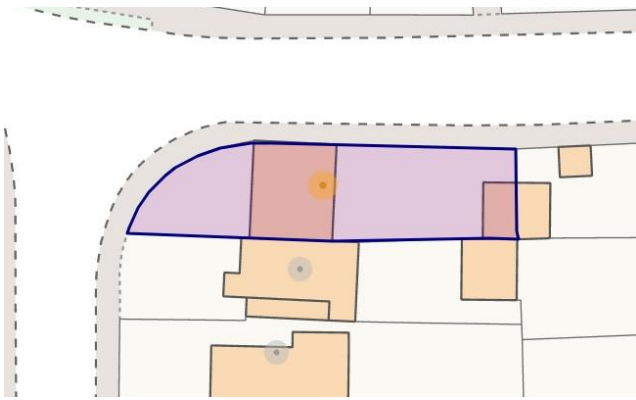
Outbuilding

Approx. 14.3 sq. metres (154.1 sq. feet)



Total area: approx. 141.1 sq. metres (1518.8 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.



Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES