

THOMAS BROWN

ESTATES



86 Lodge Crescent, Orpington, BR6 0QG **Asking Price: £545,000**

- 3 Bedroom Extended Semi-Detached House
- 90' Rear Garden
- Fantastic Potential to Extend Further (STPP)
- Walking Distance to Orpington High Street





Property Description

Thomas Brown Estates are delighted to offer this extended three bedroom semi-detached property set within a popular location in Orpington, boasting walking distance to Orpington High Street and fantastic potential to extend further (STPP). The accommodation on offer comprises: entrance hallway, dual aspect lounge/dining room and kitchen/breakfast room to the ground floor. To the first floor there are three bedrooms and family bathroom. Externally there is a 90' rear garden mainly laid to lawn and a block paved driveway to the front. STPP there is potential to extend further across the rear and/or into the loft space as many have done in the local area. 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 location on offer.





FRONT

Driveway for two vehicles with rest laid to lawn.

ENTRANCE HALL

Composite door to front, opaque double glazed window to side, carpet, radiator.

LOUNGE/DINING ROOM

25' 03" x 11' 0" (7.7m x 3.35m) Double glazed sliding door to rear, double glazed window to front, carpet, radiator.

KITCHEN/BREAKFAST ROOM

18' 0" x 7' 01" (5.49m x 2.16m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, opaque double glazed door to side, double glazed window to side and rear, vinyl flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Opaque double glazed window to side, carpet.

BEDROOM 1

13' 05" x 8' 07" (4.09m x 2.62m) (not including wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 01" x 10' 05" (3.38m x 3.18m) Double glazed window to rear, exposed floorboards, radiator.

BEDROOM 3

7' 07" x 6' 07" (2.31m x 2.01m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, opaque double glazed window to rear, tiled walls, laminate flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

90' 0" (27.43m) Patio area with rest laid to lawn.

OFF STREET PARKING

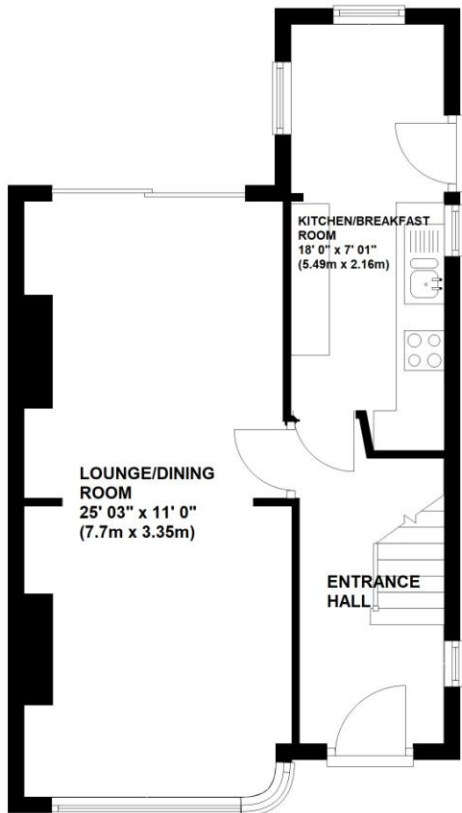
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



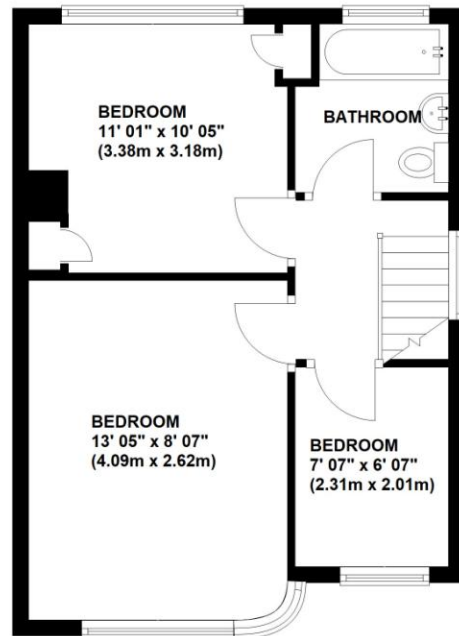
Ground Floor

Approx. 42.2 sq. metres (454.4 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.1 sq. feet)



Total area: approx. 80.6 sq. metres (867.5 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanIt



Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
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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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

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ESTATES