

# THOMAS BROWN

ESTATES



**6 Lancing Road, Orpington, BR6 0QT**

**Asking Price: £980,000**

- 4 Double Bedroom Executive Detached House
- Well Located for Orpington High Street & Station
- Fantastic 26'3 x 18'2 Kitchen/Family Room
- Rear, Side and Loft Extended







## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and deceptively spacious, rear, side and loft extended four double bedroom three bathroom executive detached property, situated on a sought after road in South Orpington, providing easy access to Orpington High Street, Station and St. Olaves Secondary School. The accommodation on offer comprises; entrance porch and hall, lounge, fantastic 26'3 x 18'2 modern kitchen/family room that spans the rear of the property with direct access to the garden, study, utility room and a shower room to the ground floor. To the first floor are three double bedrooms, one boasting an en-suite shower room, and a family bathroom. To the second floor is the fourth double bedroom. Externally there is an attractive landscaped rear garden with a timber built summer house and a driveway to the front. Internal viewing is highly recommended to appreciate the standard of accommodation on offer and central location on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.





#### ENTRANCE PORCH

Double glazed door to front, tiled flooring.

#### ENTRANCE HALL

Door to front, understairs cupboard, wood flooring, radiator.

#### LOUNGE

13' 0" x 12' 05" (3.96m x 3.78m) Feature fireplace, two feature windows to side, double glazed window to front, carpet, radiator.

#### KITCHEN/DINER/FAMILY ROOM

26' 03" x 18' 02" (8m x 5.54m) Range of matching wall and base units with granite worktops over, one and a half bowl stainless steel sink, space for range style cooker, extractor hood, space for American fridge/freezer, space for dishwasher, double glazed window to rear, three Velux style windows, double glazed French door to rear, tiled flooring.

#### STUDY

15' 08" x 6' 05" (4.78m x 1.96m) Double glazed window to front, wood flooring, radiator.



#### UTILITY ROOM

11' 01" x 5' 10" (3.38m x 1.78m) Fitted units with worktops over, space for washing machine, space for tumble dryer, double glazed window to side, tiled flooring, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower with rainforest head and shower attachment, double glazed opaque window to side, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet, radiator.

#### BEDROOM

15' 03" x 12' 01" (4.65m x 3.68m) Two double glazed windows to rear, wood flooring, radiator.

#### EN-SUITE

Low level WC, wash hand basin in vanity unit, double shower cubicle with rainforest head and shower attachment, tiled walls, tiled flooring, heated towel rail.



#### BEDROOM

13' 11" x 10' 10" (4.24m x 3.3m) Double glazed window to rear, wood flooring, radiator.

#### BEDROOM

13' 0" x 12' 06" (3.96m x 3.81m) Double glazed window to front, wood flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to front, tiled walls, tiled flooring, heated towel rail.

#### STAIRS TO SECOND FLOOR LANDING

Carpet.

#### BEDROOM

17' 09" x 11' 04" (5.41m x 3.45m) Double glazed window to rear, wood flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

65' 0" (19.81m) Patio area with rest laid to lawn, mature shrubs, summerhouse.

#### FRONT

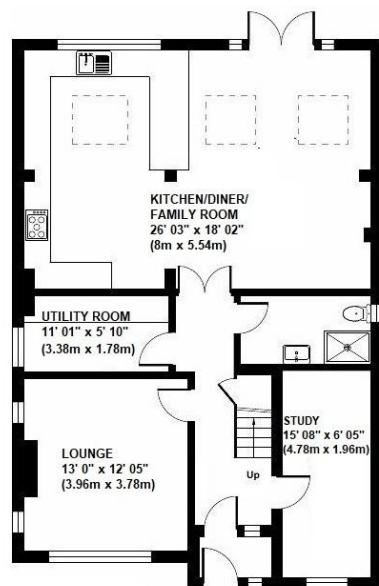
Block paved drive, flowerbed.

#### DOUBLE GLAZING

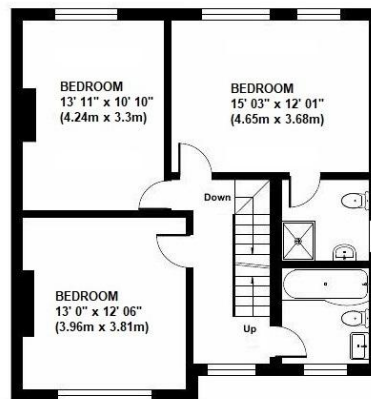
#### CENTRAL HEATING SYSTEM



Denotes restricted head height



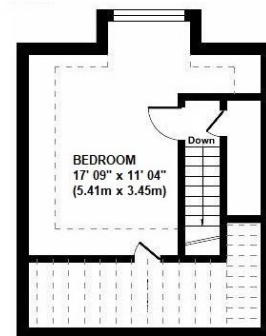
GROUND FLOOR



1ST FLOOR



OUTBUILDING



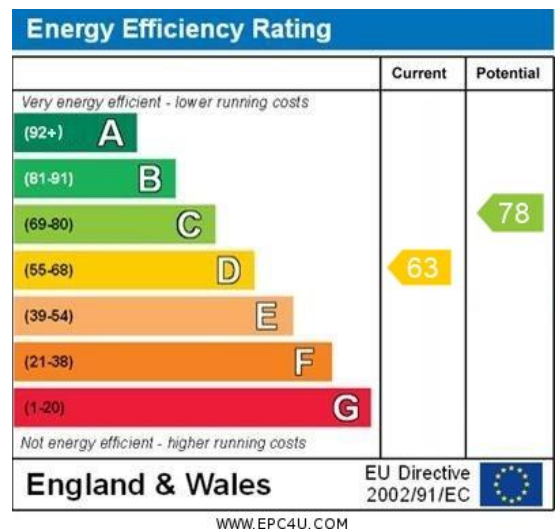
2ND FLOOR

For identification only - Not to scale



**Council Tax Band: G**

**Tenure: Freehold**



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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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285 High Street  
Orpington  
Kent  
BR6 0NN

[www.thomasbrownestates.co.uk](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

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

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