

THOMAS BROWN

ESTATES

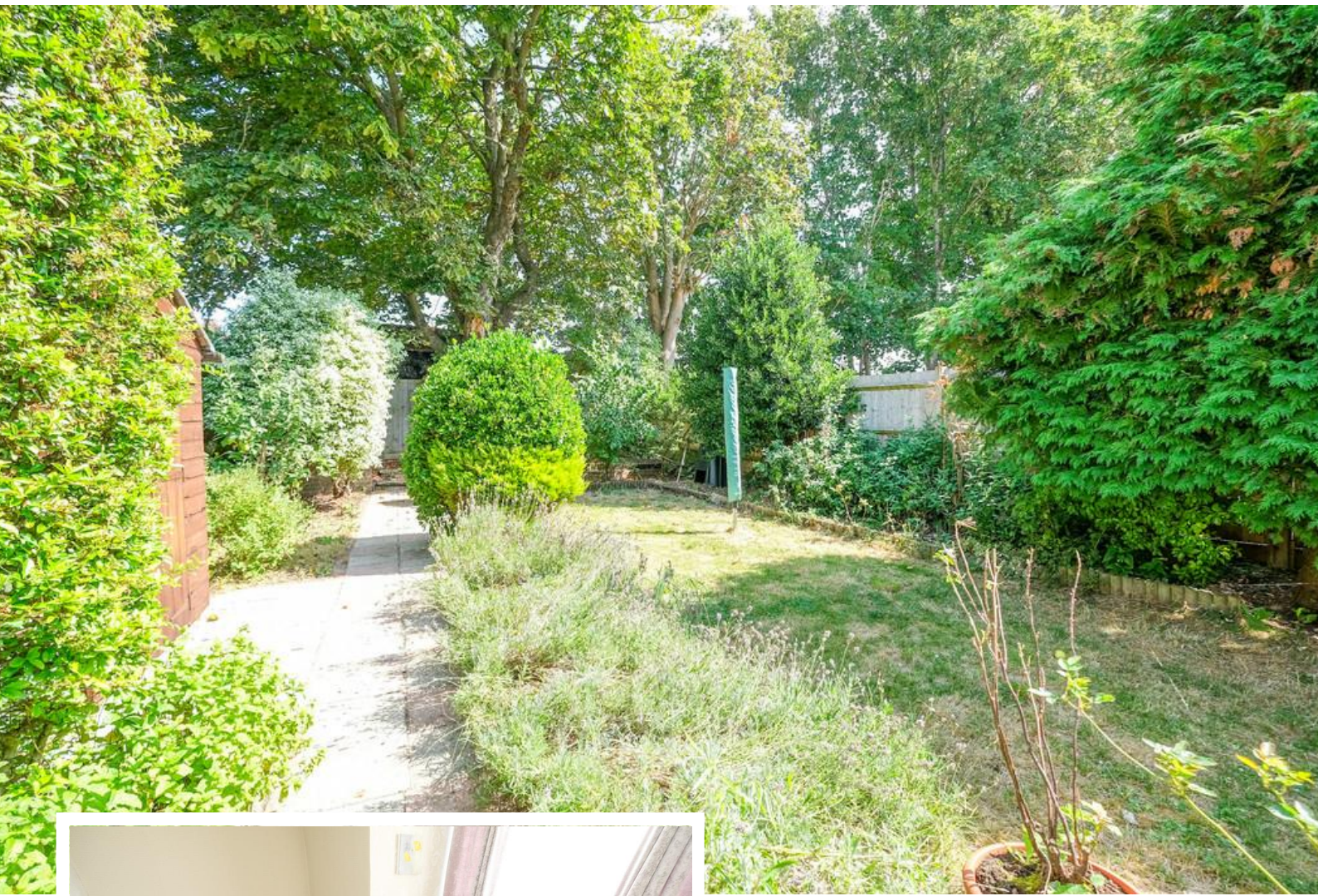


75 Lancing Road, Orpington, BR6 0QU

Asking Price: £532,500

- 3 Bedroom Semi-Detached Chalet Property
- Well Located for Orpington High Street & Station
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this very well presented, three bedroom semi-detached chalet property that is set in a very popular road in BR6 Orpington, being offered to the market with no forward chain and boasting walking distance to Orpington High Street and Station. STPP there is fantastic potential to extend to the side, across the rear and/or expand the first floor as many others have on the road. The property comprises: entrance porch and hallway, dual aspect lounge/dining room with direct access to the rear garden, kitchen, bathroom and a bedroom to the ground floor. To the first floor are two further bedrooms. Externally there is a well kept mature garden to the rear of the property with a covered patio area perfect for entertaining and alfresco dining, garage to the side and a drive to the front. Lancing Road is very well located for Orpington High Street, Orpington mainline station, local schools and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate what this property has to offer.



ENTRANCE PORCH

Double glazed door to front, double glazed panels to front and side, laminate flooring.

ENTRANCE HALL

Two storage cupboards, double glazed door to front, laminate flooring, radiator.

LOUNGE/DINER

25' 10" x 13' 05" (7.87m x 4.09m) (measured at maximum) (dual aspect) Double glazed window to front, double glazed sliding door to rear, laminate flooring, three radiators.

KITCHEN

9' 07" x 8' 07" (2.92m x 2.62m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for washing machine, space for undercounter fridge, double glazed window to side, double glazed door to rear, wood effect flooring.



BEDROOM 2

11' 10" x 9' 06" (3.61m x 2.9m) Fitted wardrobes, double glazed bay window to front, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to side, part tiled walls, wood effect flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Access to Eaves storage, double glazed opaque window to side, carpet.

BEDROOM 1

13' 07" x 9' 08" (4.14m x 2.95m) Double glazed window to front, carpet, radiator.

BEDROOM 3

9' 05" x 8' 02" (2.87m x 2.49m) Double glazed window to rear, carpet, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

60' 0" (18.29m) Covered patio area with rest laid to lawn, mature flowerbeds, side access.

OFF STREET PARKING

GARAGE

16' 03" x 7' 07" (4.95m x 2.31m) Up and over door to front, window to rear, door to side, power and light.

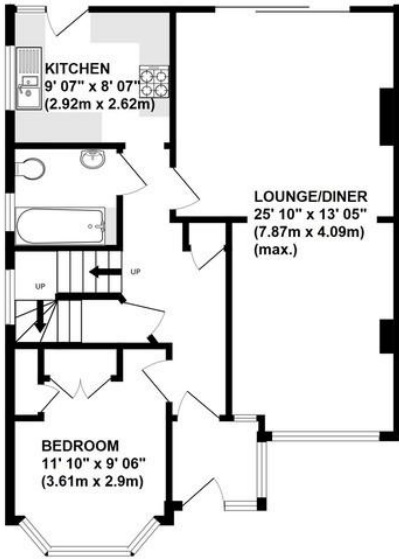
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

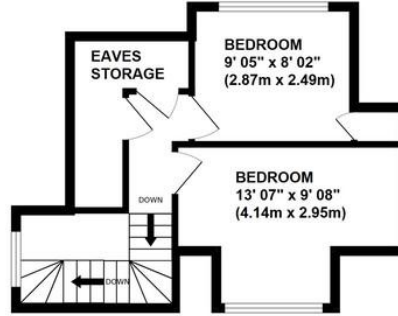
NO FORWARD CHAIN



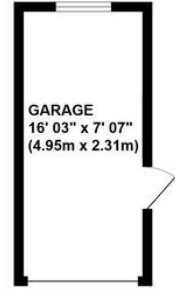
GROUND FLOOR
103 sq.ft. (17.9 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.

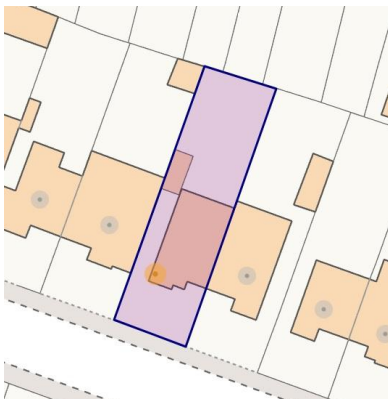


GARAGE
129 sq.ft. (12.0 sq.m.) approx.



TOTAL FLOOR AREA: 1286 sq.ft. (119.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Construction: Standard

Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(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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