

THOMAS BROWN

ESTATES



138 Lancing Road, Orpington, BR6 0QZ

Asking Price: £620,000

- 4 Bedroom Bay Fronted Semi-Detached House
- Well Located for Orpington High Street & Station
- 2 Reception Rooms, 2 Bathrooms
- Potential to Extend Further (STPP)





Property Description

Thomas Brown Estates are delighted to offer this four bedroom two bathroom, bay fronted extended semi-detached property set on the ever popular Lancing Road in Orpington that must be viewed to fully appreciate the location on offer- boasting walking distance to Orpington High Street and Station. The property comprises: entrance porch and hallway, lounge, dining room, fitted kitchen, shower room and utility room to the ground floor. To the first floor are three bedrooms (two being spacious doubles), bathroom and a separate WC. To the second floor is the fourth bedroom. Externally there is a 78' mature garden to the rear of the property with a spacious patio area perfect for entertaining and alfresco dining, and off street parking to the front via the driveway. STPP there is potential to extend across the rear and/or above the garage as others have in the location. 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 French door to front.

ENTRANCE HALL

Door to front, carpet, radiator.

LOUNGE

13' 06" x 12' 11" (4.11m x 3.94m) Double glazed bay window to front, carpet, radiator.

DINING ROOM

15' 11" x 11' 05" (4.85m x 3.48m) Double glazed French doors to rear, laminate flooring, radiator.

KITCHEN

9' 09" x 7' 04" (2.97m x 2.24m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated gas hob with extractor over, space for undercounter fridge, space for undercounter freezer, double glazed window to side, double glazed door to rear, vinyl flooring, radiator.



LOBBY

Double glazed opaque door to rear, tiled flooring.

UTILITY ROOM

9' 04" x 8' 01" (2.84m x 2.46m) Double glazed window to front, door to front, space for fridge/freezer, space for washing machine, space for tumble dryer, tiled flooring.

SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle, double glazed opaque window to rear, tiled flooring, electric radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM

15' 09" x 11' 08" (4.8m x 3.56m) Fitted wardrobes, double glazed bay window to rear, carpet, radiator.



BEDROOM

14' 03" x 11' 07" (4.34m x 3.53m) Double glazed bay window to front, carpet, radiator.

BEDROOM

8' 07" x 7' 05" (2.62m x 2.26m) Double glazed window to front, carpet, radiator.

BATHROOM

Wash hand basin, bath with shower over, double glazed opaque window to side, tiled walls, carpet, radiator.

SEPARATE WC

Low level WC, double glazed window to side, carpet, radiator.

STAIRS TO SECOND FLOOR LANDING

Window to side, wooden stairs.

BEDROOM

12' 07" x 11' 09" (3.84m x 3.58m) Window to rear, carpet, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

78' 0" x 30' 0" (23.77m x 9.14m) Patio area with rest laid to lawn, mature shrubs, two sheds.

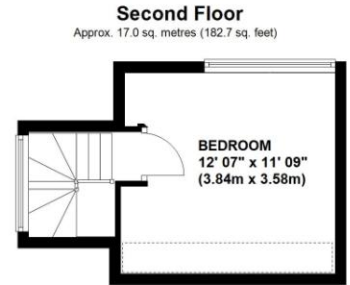
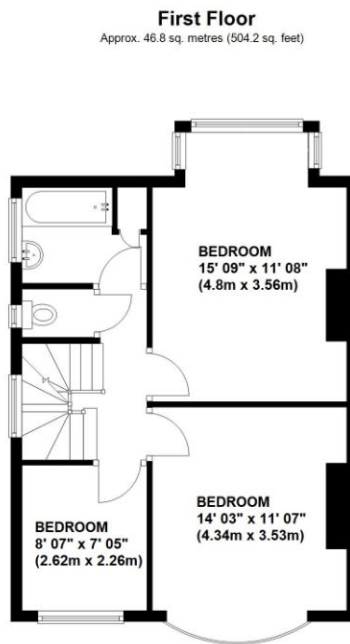
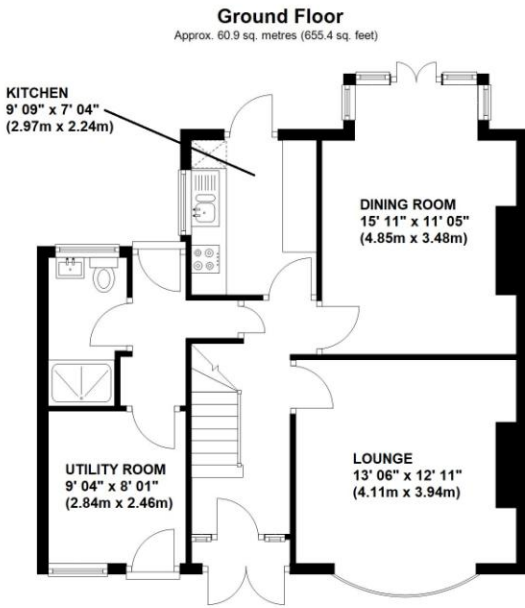
FRONT

Laid to lawn, off street parking.

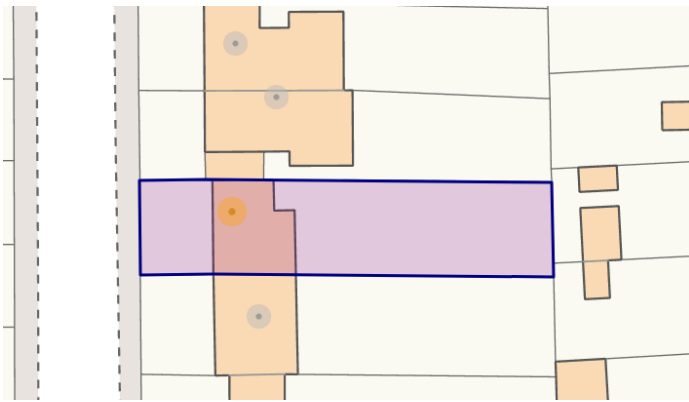
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





Total area: approx. 124.7 sq. metres (1342.3 sq. feet)
This plan is for illustration purpose only - not to scale



Construction: Standard
Council Tax Band: E
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	61	
(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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