

# THOMAS BROWN

ESTATES



**4 Thorndon Road, Orpington, BR5 2SL**

**Asking Price: £360,000**

- 2 Double Bedroom Semi-Detached House
- Potential to Extend (STPP)
- Well Located for Local Amenities
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to present this two double bedroom semi-detached home, offered with no forward chain and boasting excellent potential for extension and refurbishment, subject to the necessary planning permissions.

Ideally situated within walking distance of a range of local amenities, the property offers scope to extend to the rear, side, and loft space, as many neighbouring properties have successfully done.

The accommodation currently comprises an entrance hall, lounge, kitchen/dining room, and ground floor WC. To the first floor are two double bedrooms, family bathroom, and a separate WC. The principal bedroom is particularly spacious and offers the potential to be divided to create a third bedroom, similar to other homes within the area.

Externally, the property benefits from a private rear garden and a driveway to the front providing off street parking for multiple vehicles.

Please note the property requires full refurbishment throughout, which has been reflected in the asking price, presenting an ideal opportunity for buyers looking to create a home tailored to their own tastes and requirements.

Thorndon Road is conveniently located for local schools, shops, bus routes, and St. Mary Cray mainline station.

Internal viewing is highly recommended to fully appreciate the location and potential this property has to offer.



#### ENTRANCE HALL

Door to front, carpet, radiator.

#### LOUNGE

15' 02" x 12' 04" (4.62m x 3.76m) Double glazed window to front, carpet, radiator.

#### KITCHEN

15' 01" x 8' 04" (4.6m x 2.54m) Range of matching wall and base units with worktops over, stainless steel sink and double drainer, space for cooker, space for fridge/freezer, space for washing machine, double glazed window to rear.

#### LOBBY

Storage cupboard, double glazed door to rear, vinyl flooring.

#### CLOAKROOM

WC, wash hand basin, vinyl flooring.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, carpet.

#### BEDROOM 1

18' 06" x 10' 08" (5.64m x 3.25m) Built in storage, two double glazed windows to front, carpet, radiator.

#### BEDROOM 2

11' 05" x 9' 09" (3.48m x 2.97m) Built in storage, double glazed window to rear, carpet, radiator.

#### BATHROOM

Wash hand basin, bath, double glazed opaque window to rear, vinyl flooring, radiator.

#### SEPARATE WC

WC, double glazed opaque window to rear, vinyl flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

65' 0" (19.81m) (approx.) Needs attention.

#### OFF STREET PARKING

Drive for multiple vehicles.

#### DOUBLE GLAZING

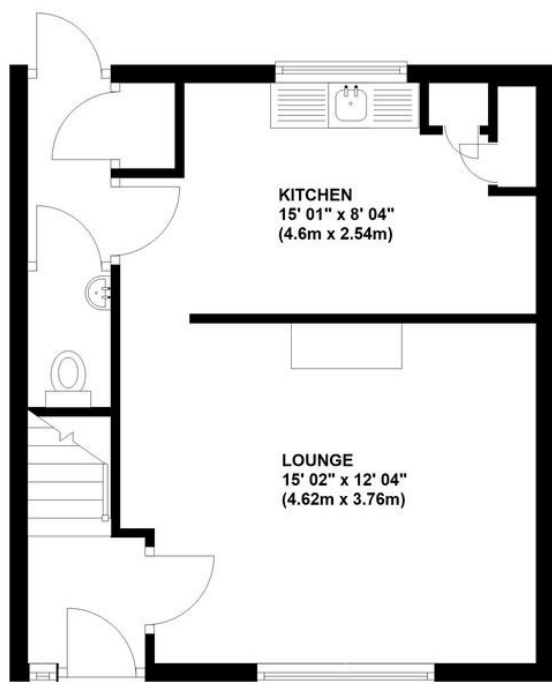
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



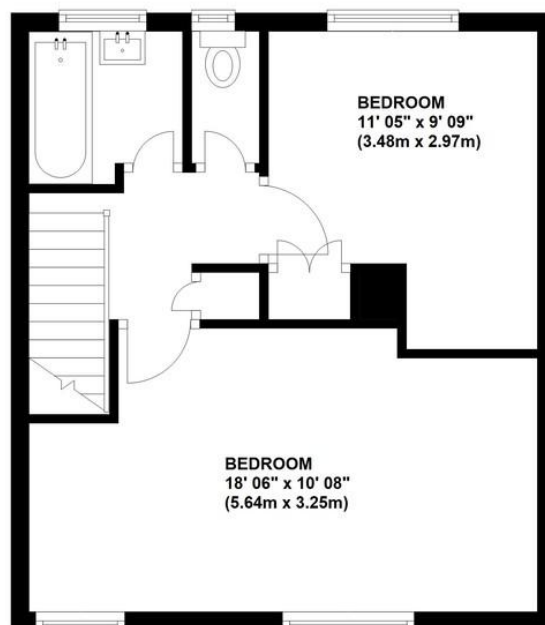
## Ground Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



## First Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



Total area: approx. 73.1 sq. metres (787.4 sq. feet)

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



**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & 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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