

THOMAS BROWN

ESTATES



41 Andover Road, Orpington, BR6 8BW

Asking Price: £480,000

- 2 Double Bedroom Semi-Detached Bungalow
- Well Located for Local Schools & Stations
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom semi-detached bungalow being offered to the market with no forward chain, boasting fantastic potential to extend as many have done in the location (STPP), located in a convenient location for Orpington High Street and Station as well as many sought after local schools. The property comprises: entrance hallway, two double bedrooms, shower room, 17'09 kitchen/dining room and a lounge with direct access to the rear garden. Externally there is a driveway to the front and a secluded rear garden. STPP and like many have done in the local area there is potential to extend across the rear and into the loft. Andover Road is very well located for local schools including Darrick Wood, Petts Wood & Orpington Stations as well as both High Streets and local bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the potential to extend and fantastic location on offer.



ENTRANCE HALL

Opaque door to front, two storage cupboards, carpet, radiator.

LOUNGE

13' 05" x 12' 05" (4.09m x 3.78m) Double glazed sliding door to rear, carpet, radiator.

KITCHEN/DINER

17' 09" x 7' 08" (5.41m x 2.34m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for undercounter fridge, space for undercounter freezer, space for washing machine, double glazed window to rear and side, part carpet, part vinyl flooring, radiator.



BEDROOM 1

13' 04" x 10' 11" (4.06m x 3.33m) Double glazed bay window to front, carpet, radiator.

BEDROOM 2

10' 03" x 10' 02" (3.12m x 3.1m) Double glazed window to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to side, vinyl flooring, radiator.



COVERED SIDE ENTRANCE

Door to front and rear.

OTHER BENEFITS INCLUDE:

REAR GARDEN

95' 0" (28.96m) Patio area with rest laid to lawn, mature shrubs.

FRONT GARDEN/OFF STREET PARKING

Block paved drive, laid to lawn.

DOUBLE GLAZING

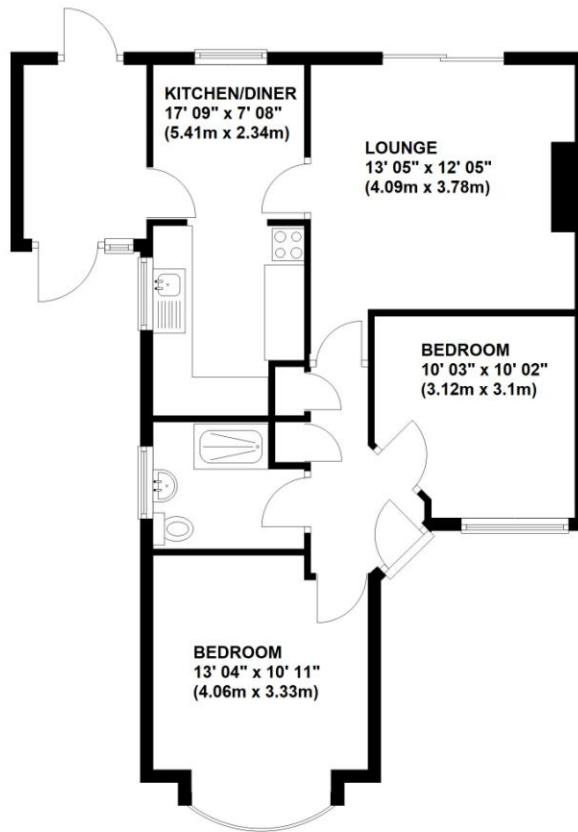
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



Ground Floor

Approx. 66.1 sq. metres (711.5 sq. feet)



Total area: approx. 66.1 sq. metres (711.5 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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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