

THOMAS BROWN

ESTATES



15 Lodge Close, Orpington, BR6 0QQ

Asking Price: £575,000

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Well Located for Orpington High Street
- Rear Extended
- Sought After Quiet Close





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and well-presented rear extended semi-detached family home, situated at the end of a sought after and quiet close in BR6. The property benefits from an impressive 82' rear garden and is within walking distance of Orpington High Street.

The accommodation comprises an entrance hallway, dining room, and a superb 27'6" extended lounge with direct access to the rear garden, along with a fitted kitchen to the ground floor.

To the first floor, there are three bedrooms - two generous doubles with fitted wardrobes - as well as a family bathroom with separate WC.

Externally, the property boasts a large, well maintained rear garden with a workshop, a garage to the side and a driveway to the front providing off street parking for two to three vehicles.

Subject to the usual planning permissions (STPP), there is excellent potential to extend further to the rear, to the side, and/or into the loft space.

Lodge Close is ideally located for Orpington Mainline Station, Orpington High Street, well-regarded local schools, and bus routes.

Internal viewing is highly recommended to fully appreciate the quality of accommodation and the superb location on offer. Please contact Thomas Brown Estates to arrange your appointment.



ENTRANCE HALL

Composite door to front, opaque panel to side, carpet, radiator.

LOUNGE

27' 06" x 16' 02" (8.38m x 4.93m) (measured at maximum) Double glazed window and double glazed French doors to rear, carpet, three radiators.

DINING ROOM

12' 05" x 11' 04" (3.78m x 3.45m) Double glazed window to front, carpet, radiator.

KITCHEN

17' 04" x 8' 09" (5.28m x 2.67m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, space for slimline dishwasher, space for washing machine, space for undercounter fridge, space for undercounter freezer, double glazed window to side, double glazed door to rear, vinyl flooring.



STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

14' 05" x 10' 01" (4.39m x 3.07m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

10' 11" x 10' 02" (3.33m x 3.1m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 05" x 6' 10" (2.57m x 2.08m) Double glazed window to front, carpet, radiator.



BATHROOM

Wash hand basin, bath with shower over, double glazed opaque window to rear, part tiled walls, laminate flooring, radiator.

SEPARATE WC

Low level WC, double glazed opaque window to side, laminate flooring.

OTHER BENEFITS INCLUDE:

GARDEN

82' 0" x 52' 0" (24.99m x 15.85m) (measured at maximum) Patio area with rest laid to lawn, mature flowerbeds, large wooden workshop with double side access doors and concrete floor, side access.

GARAGE

18' 01" x 10' 05" (5.51m x 3.18m) Up and over door, door to side, power and light.

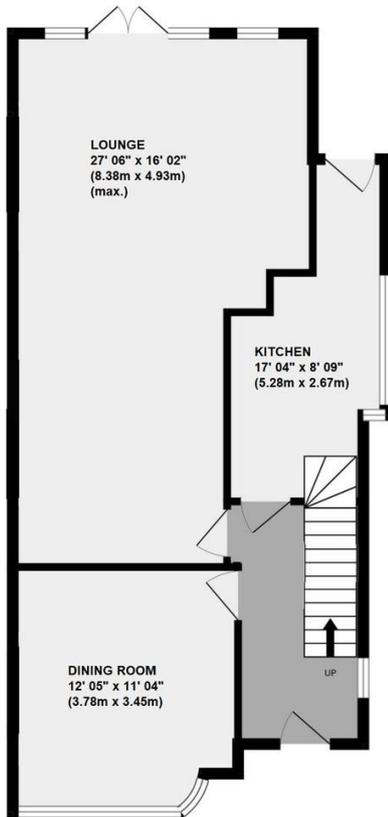
FRONT

Block paved drive for multiple vehicles, part laid to lawn.

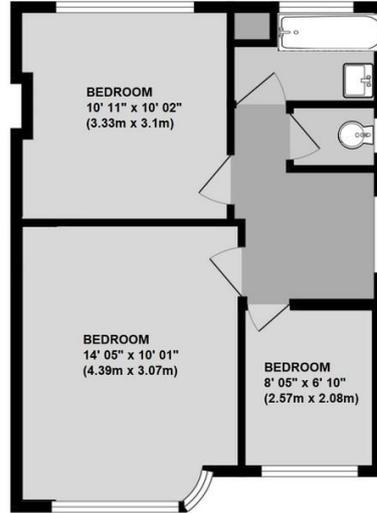
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR



1ST FLOOR

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



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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