

THOMAS BROWN

ESTATES



15 Hillcrest Road, Orpington, BR6 9AN

Asking Price: £725,000

- Bay Fronted 3 Bedroom Semi-Detached House
- Well Located for Orpington High Street & Stations
- Potential to Extend (STPP)
- Integral Garage & Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, bay fronted three bedroom semi-detached property, situated at the bottom of the ever sought after and prestigious Hillcrest Road in South Orpington. The accommodation comprises: entrance porch and hallway, dual aspect lounge/dining room with direct access to the rear garden and kitchen to the ground floor. To the first floor is a landing providing access to three bedrooms (two being generous doubles with bays), family bathroom and a separate WC. Externally there is a wonderful rear garden which is mainly laid to lawn with a patio area, perfect for entertaining and alfresco dining, integral tandem garage and a driveway to the front for two/three vehicles. Although the property already boasts a strong floor space, STPP there is potential to extend across the rear, convert the garage or extend over and/or into the loft space as many have done in the locality. Hillcrest Road is very well located for local schools such as St. Olaves and Newstead Woods for Girls, Orpington High Street, bus routes and both Orpington and Chelsfield mainline stations. Please call Thomas Brown Estates to arrange an appointment to view, to fully appreciate the quality of location on offer.



ENTRANCE PORCH

Opaque composite door to front, tiled flooring.

ENTRANCE HALL

Door to front, understairs cupboard, carpet, radiator.

LOUNGE/DINING ROOM

29' 11" x 12' 10" (9.12m x 3.91m) (measured at maximum)
Gas fireplace, double glazed bay window to front, double glazed French door to rear, carpet, two radiators.

KITCHEN

Range of matching solid wood wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for range style cooker, integrated undercounter fridge, integrated dishwasher, larder cupboard, double glazed window to rear, tile effect flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

16' 08" x 11' 02" (5.08m x 3.4m) Double glazed bay window to front, carpet, radiator.

BEDROOM 2

15' 06" x 11' 09" (4.72m x 3.58m) Double glazed bay window to rear, carpet, two radiators.

BEDROOM 3

7' 11" x 7' 09" (2.41m x 2.36m) Double glazed window to front, carpet, radiator.



BATHROOM

Wash hand basin, bath with shower over and shower attachment, double glazed opaque window to rear, tiled walls, tile effect flooring, heated towel rail.

SEPARATE WC

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

OTHER BENEFITS I INCLUDE:

GARDEN

Patio area with rest laid to lawn, shed.

INTEGRAL TANDEM GARAGE

31' 09" x 10' 06" (9.68m x 3.2m) Door to front, double glazed opaque window to front, fitted units, power and light, radiator.

Towards rear of garage is a utility area: Space for fridge/freezer, space for washing machine, space for tumble dryer, double glazed window to rear, door to rear.

OFF STREET PARKING

Drive for 2/3 vehicles.

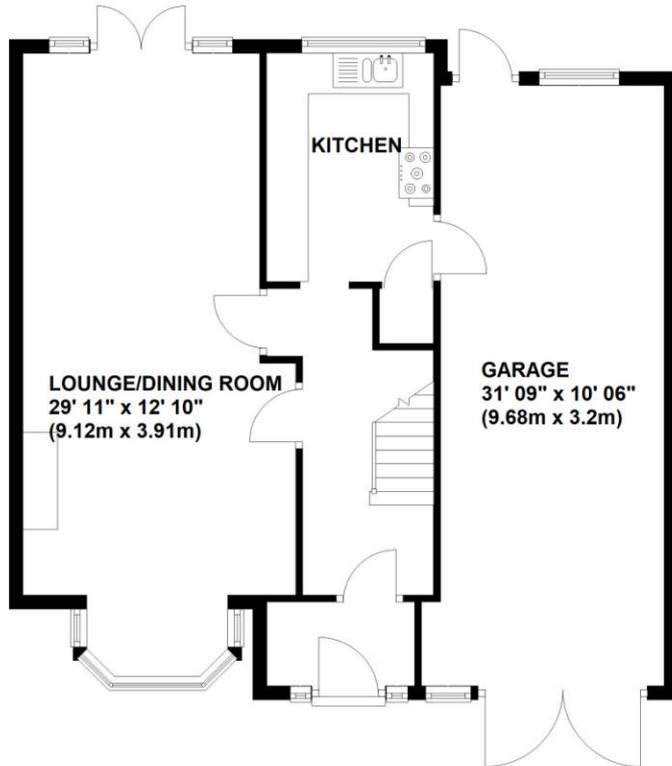
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



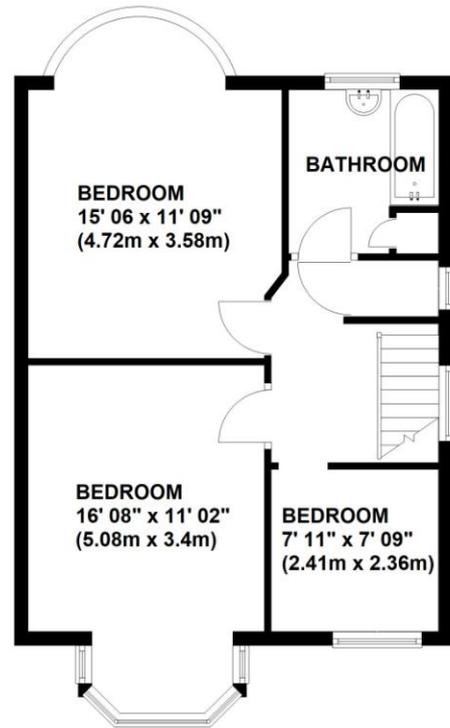
Ground Floor

Approx. 80.7 sq. metres (868.4 sq. feet)



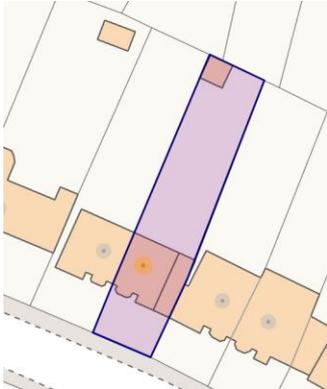
First Floor

Approx. 49.1 sq. metres (528.1 sq. feet)



Total area: approx. 129.7 sq. metres (1396.5 sq. feet)

This plan is for illustration purpose only – not to scale



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	56	
(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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