

# THOMAS BROWN

ESTATES



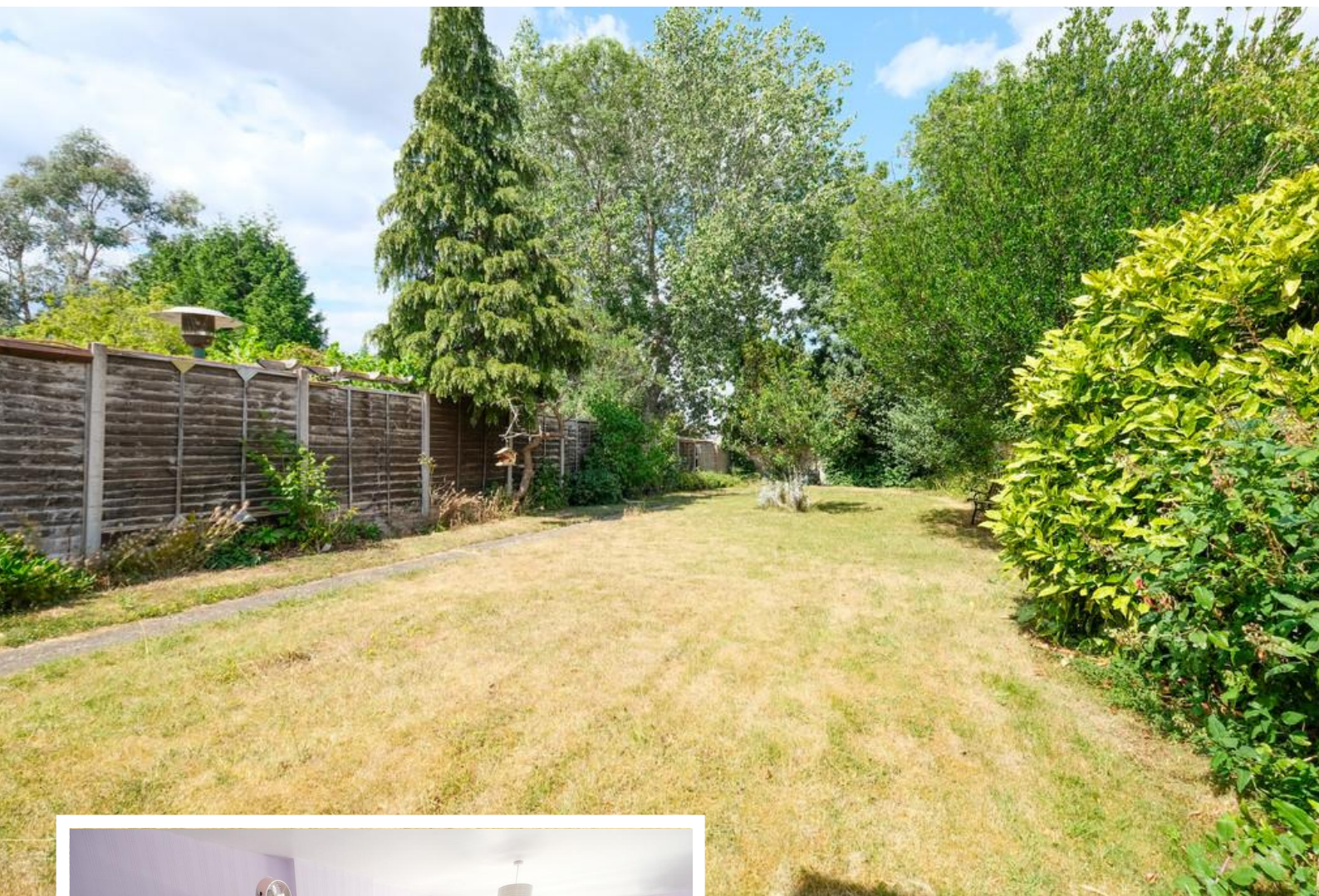
**131 Hillcrest Road, Orpington, BR6 9AG**

**Asking Price: £665,000**

- 3 Bedroom Semi-Detached House
- Recently Modernised, Immaculately Presented
- Potential to Extend Further (STPP)
- Sought After Location, Off Street Parking







## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and recently modernised, extended three bedroom semi-detached property, situated on the ever sought after and prestigious Hillcrest Road in South Orpington. The accommodation comprises: entrance porch and hallway, lounge, extended dining room and a recently fitted kitchen. To the first floor is a landing providing access to three bedrooms and a wonderful shower room. Externally there is a sizeable rear garden mainly laid to lawn, garage to the side 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

Double glazed opaque sliding door to front, tiled flooring.

#### ENTRANCE HALL

Opaque door to front, understairs cupboard, carpet, radiator.

#### LOUNGE

15' 08" x 12' 03" (4.78m x 3.73m) Double glazed bay window to front, wood effect flooring, radiator.

#### DINING ROOM

18' 09" x 10' 02" (5.72m x 3.1m) Double glazed window to side & rear, wood effect flooring, two radiators.

#### KITCHEN

11' 10" x 9' 0" (3.61m x 2.74m) Range of matching wall and base units with worktops over, glass top sink and drainer, integrated Neff hide and slide oven, integrated Neff induction hob, integrated Neff washing machine, integrated Neff dishwasher, space for fridge, pull out larder cupboard and spice rack, double glazed window to side, double glazed door to rear, wood effect flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

13' 05" x 9' 04" (4.09m x 2.84m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 03" x 9' 07" (3.43m x 2.92m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

9' 03" x 8' 03" (2.82m x 2.51m) Double glazed window to side, carpet, radiator.

#### SHOWER ROOM

Burlington low level WC, Burlington wash hand basin, walk-in Aqualisa shower, two double glazed opaque windows to side, part tiled walls, tiled flooring, radiator.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

85' 0" (25.91m) Patio area with rest laid to lawn, mature shrubs.

#### FRONT

Drive, part laid to lawn, flowerbeds.

#### GARAGE

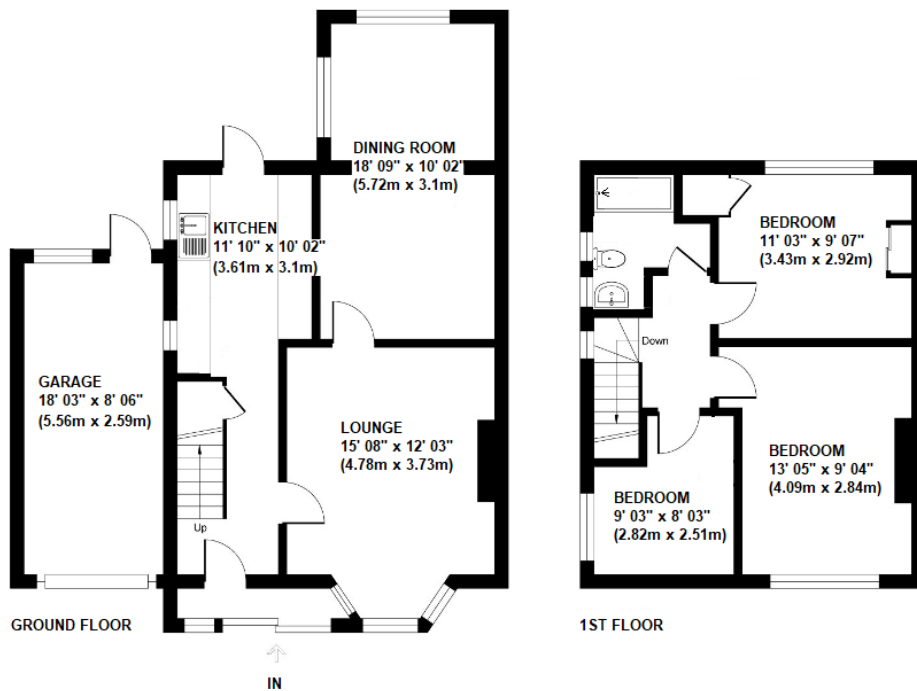
18' 03" x 8' 06" (5.56m x 2.59m) Electric up and over door, double glazed window to rear, door to rear, power and light.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



Approximate Gross Internal Area = 93 sq m / 1000 sq ft  
Approximate Total Internal Area = 107 sq m / 1150 sq ft

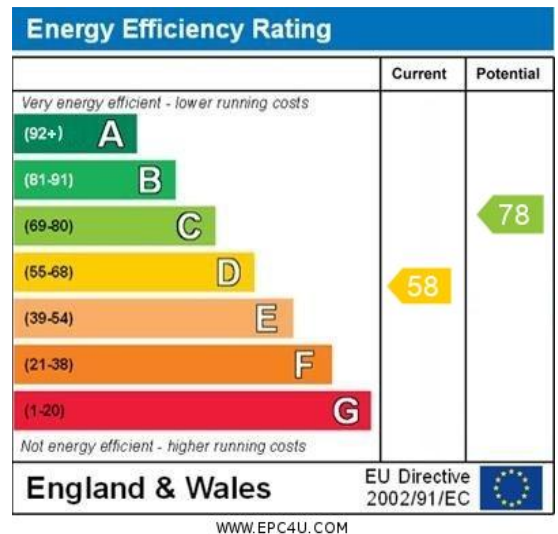


This plan is for illustration purpose only - not to scale



**Council Tax Band: E**

**Tenure: Freehold**



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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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