

THOMAS BROWN

ESTATES



61 Lodge Crescent, Orpington, BR6 0QE

Asking Price: £580,000

- 3 Bedroom, Rear Extended Semi-Detached House
- Potential to Extend into Loft Space (STPP)
- Well Located for Orpington High Street & Station
- 22'08x16'06 Kitchen/Diner, 2 Bathrooms





Property Description

Thomas Brown Estates are delighted to offer this rear extended, three bedroom two bathroom semi-detached property set within a popular location in Orpington, boasting a 22'08x16'06 kitchen/diner, 20'01x16'05 garage and walking distance to Orpington High Street. The accommodation on offer comprises: entrance hallway, lounge, open plan kitchen/diner that spans the rear of the property with direct access to the garden and a shower room to the ground floor. To the first floor there are three bedrooms (two being doubles) and the family bathroom. Externally there is a rear garden mainly laid to lawn, large garage and a drive to the front. STPP there is potential to extend into the loft space as others have done in the location if required. Lodge Crecent is well located for Orpington mainline station and High Street as well as local schools and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of accommodation, floor space and location on offer.



ENTRANCE HALL

Composite door to front, double glazed opaque panel to side, laminate flooring, radiator.

LOUNGE

15' 10" x 10' 11" (4.83m x 3.33m) Bespoke storage, double glazed window to front, laminate flooring, radiator.

KITCHEN/DINER

22' 08" x 16' 08" (6.91m x 5.08m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, space for cooker, space for American fridge/freezer, space for washing machine, double glazed opaque window to side, double glazed French door and double glazed window to rear, tiled flooring, radiator.



SHOWER ROOM

Low level WC, wash hand basin, sink, double shower cubicle, double glazed opaque window to side, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Opaque panel to side, carpet.

BEDROOM 1

13' 08" x 10' 05" (4.17m x 3.18m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

10' 09" x 10' 06" (3.28m x 3.2m) Double glazed window to rear, laminate flooring, radiator.



BEDROOM 3

7' 08" x 6' 06" (2.34m x 1.98m) Built in wardrobe, double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, sink, bath with shower over, double glazed opaque window to rear, vinyl flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

65' 0" (19.81m) Patio area with rest laid to lawn, mature shrubs, side access.

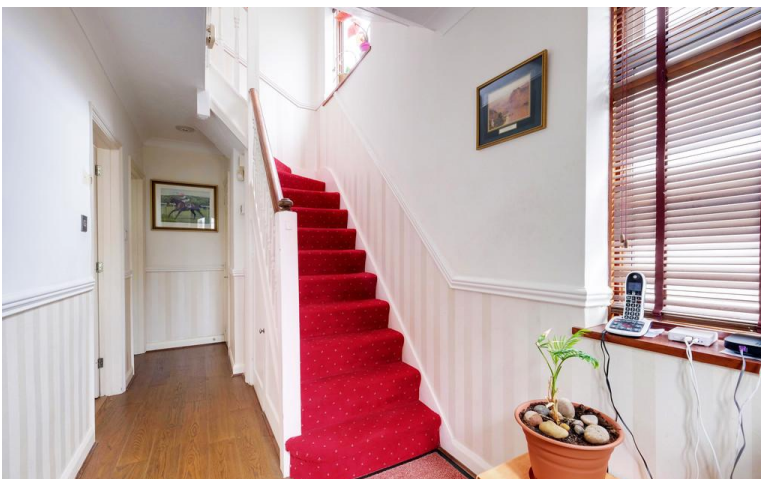
GARAGE

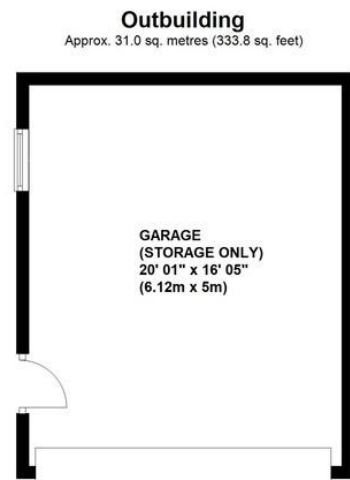
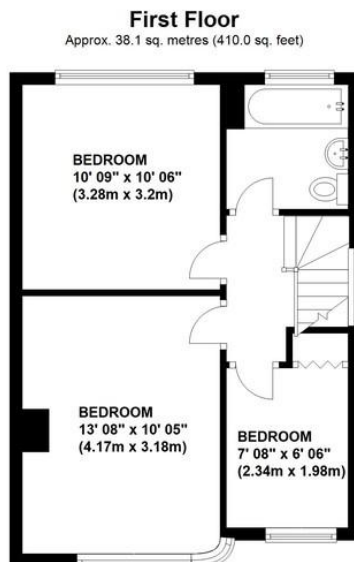
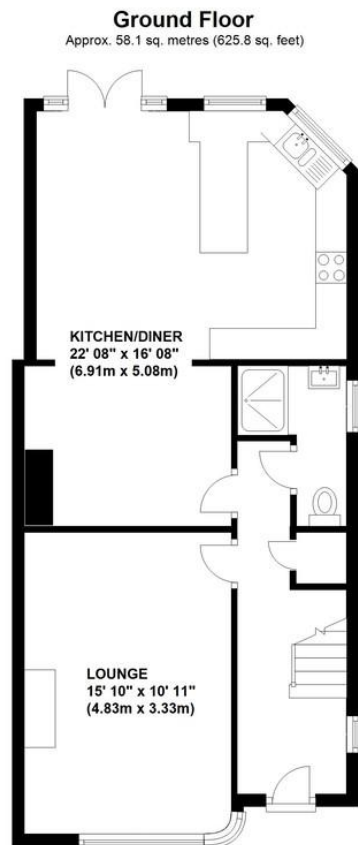
20' 01" x 16' 05" (6.12m x 5m) Roller blind door to front, door to side, power and light.

OFF STREET PARKING

DOUBLE GLAZING

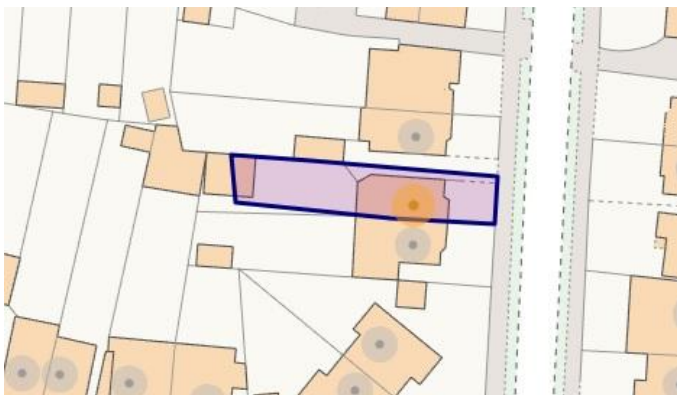
CENTRAL HEATING SYSTEM





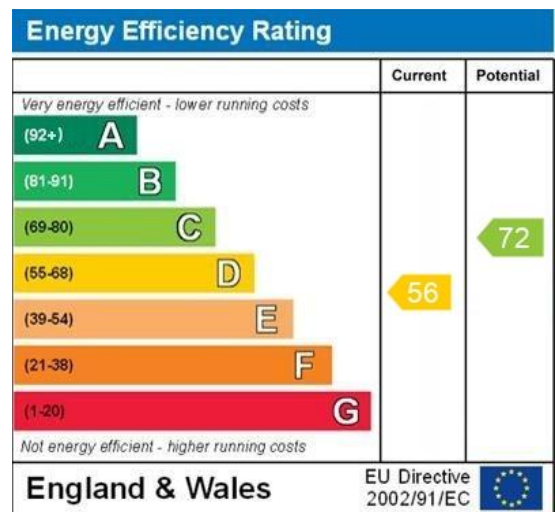
Total area: approx. 127.2 sq. metres (1369.6 sq. feet)

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



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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