

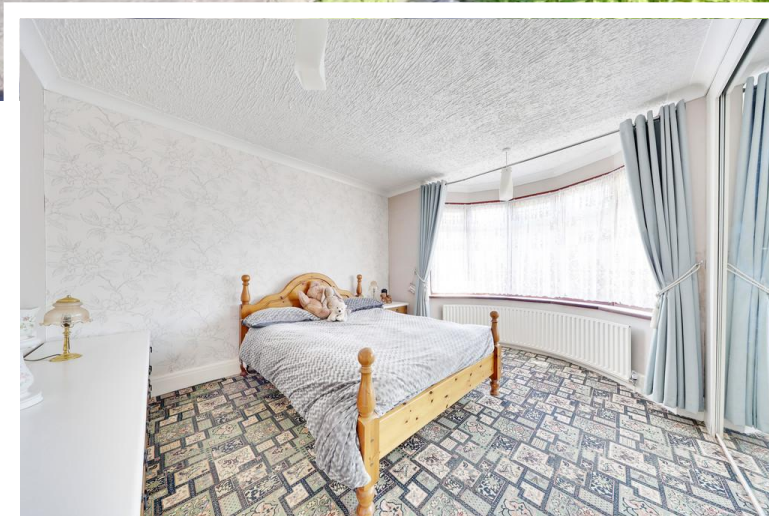


**6 Oakdene Road, Orpington, BR5 2AJ**

**Asking Price: £425,000**

- 2 Double Bedroom Semi-Detached Bungalow
- Potential to Extend (STPP)
- Well Located for St. Mary Cray Station
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this well presented, two double bedroom semi-detached bungalow, being offered to the market with no forward chain and ideally located within walking distance of Poverest Park and St. Mary Cray mainline stations.

The property is conveniently positioned close to local shops, including the popular Nugent Retail Park, as well as Orpington and Petts Wood High Streets.

The accommodation comprises an entrance hall, dual aspect 27'11" lounge/dining room, kitchen with direct access to the rear garden, two double bedrooms and a family bathroom.

Externally the rear garden is mainly laid to lawn, making it ideal for entertaining and alfresco dining, while the front of the property provides off street parking. STPP there is great potential to extend across the rear and/or into the loft space as many have done in the location.

Oakdene Road is ideally located for local schools, shops, bus routes, and excellent transport links via St. Mary Cray and Petts Wood stations.

Viewing is highly recommended. Please contact Thomas Brown Estates to arrange an appointment.





#### ENTRANCE HALL

Double glazed opaque door to front, carpet.

#### LOUNGE/DINER

27' 11" x 11' 06" (8.51m x 3.51m) Double glazed window to front, rear & side, carpet, three radiators.

#### KITCHEN

14' 06" x 6' 07" (4.42m x 2.01m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated gas hob with extractor over, space for washing machine, space for slimline dishwasher, double glazed opaque door to rear, double glazed window to rear, tiled flooring.



#### BEDROOM 1

13' 02" x 12' 09" (4.01m x 3.89m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

11' 01" x 9' 0" (3.38m x 2.74m) Double glazed window to side, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

74' 0" x 30' 0" (22.56m x 9.14m) Patio area with rest laid to lawn, mature shrubs.

#### FRONT

Drive, laid to lawn.

#### DOUBLE GLAZING

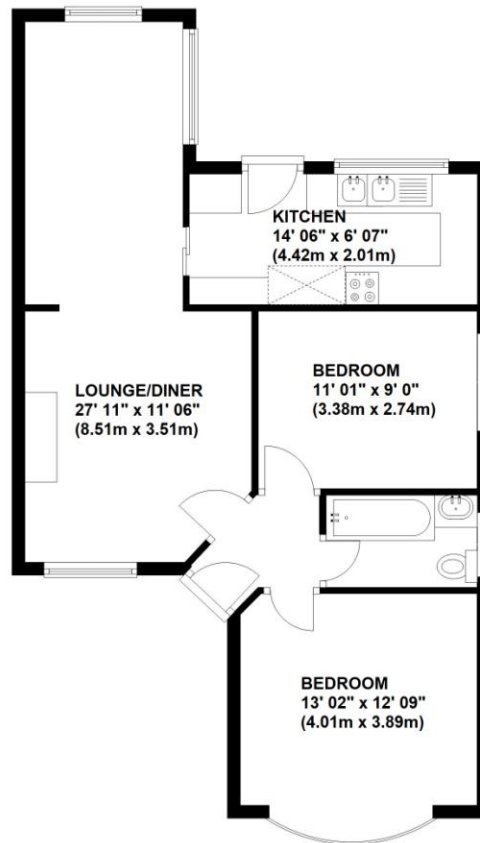
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



### Ground Floor

Approx. 62.4 sq. metres (671.5 sq. feet)



Total area: approx. 62.4 sq. metres (671.5 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	38	
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

[www.thomasbrownestates.co.uk](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

**THOMAS BROWN**  
ESTATES