

THOMAS BROWN

ESTATES



17 Somerden Road, Orpington, BR5 4HS

Asking Price: £415,000

- 2 Bedroom Semi-Detached Bungalow
- Potential to Extend Further (STPP)
- Situated on a Quiet & Highly Sought After Road
- No Forward Chain, Rear Extended





Property Description

Thomas Brown Estates are delighted to present this deceptively spacious, rear extended two bedroom semi-detached bungalow, situated on a quiet and highly sought after road in Orpington. Offered to the market with no onward chain, this attractive home provides excellent accommodation with further potential to extend (subject to the necessary planning permissions).

The accommodation comprises a welcoming entrance hall, a bright and spacious lounge with direct access to the rear garden, a modern fitted kitchen, two well-proportioned bedrooms, and a family bathroom.

Externally, the property benefits from front and rear gardens, along with a private driveway providing off street parking. There is also excellent scope to convert and extend into the loft space (STPP), as many neighbouring properties have successfully done.

Somerden Road is ideally located for a range of local amenities, well-regarded schools, convenient bus routes, and St. Mary Cray railway station, offering excellent transport links.

Early viewing is highly recommended to fully appreciate the generous accommodation, outstanding location, and future potential this home has to offer. Please contact Thomas Brown Estates today to arrange your viewing.



Entrance Hall:

Double glazed door to side, laminate flooring.

Lounge:

21' 05" x 12' 08" (6.53m x 3.86m). Double glazed patio doors to garden, laminate flooring, radiator.

Kitchen:

14' 02" x 9' 0" (4.32m x 2.74m). Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink with mixer tap, integrated oven, integrated hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, double glazed window to rear, double glazed door to side, part tiled walls, tiled flooring, radiator.

Bedroom 1:

13' 05" x 11' 10" (4.09m x 3.61m). (Measured into bay). Double glazed bay window to front, carpet, radiator.

Bedroom 2:

10' 01" x 8' 0" (3.07m x 2.44m). Double glazed window to front, carpet, radiator.



Bathroom:

WC, pedestal wash hand basin, bath with shower over, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

Garden:

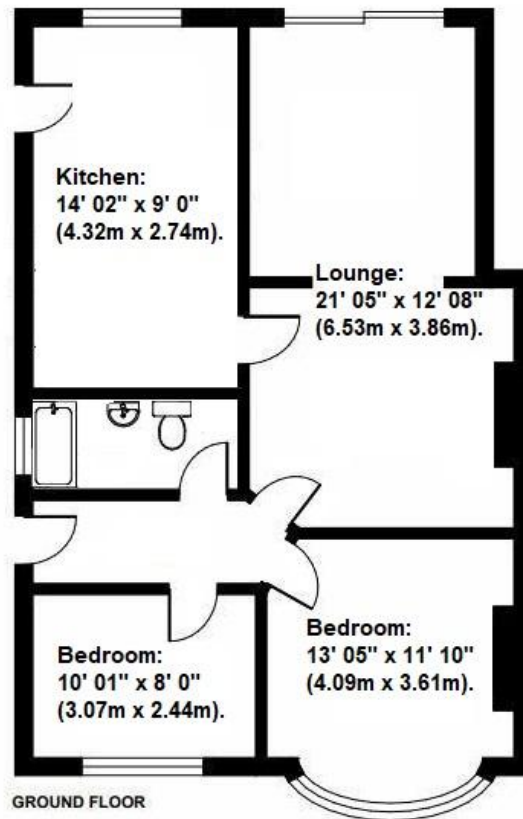
40' 0" (12.19m). (approx.). Laid to lawn, mature shrubs and trees, side access.



Double Glazing

Central Heating System

No Forward Chain

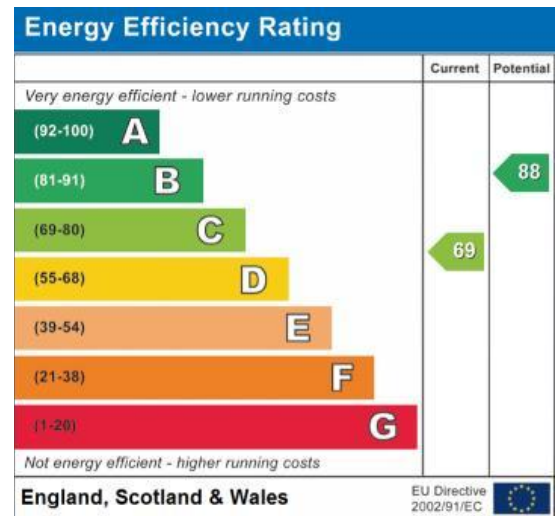


This plan is for illustration purpose only - not to scale



Council Tax Band: D

Tenure: Freehold



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
sales@thomasbrownestates.co.uk

01689 884444

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

THOMAS BROWN
ESTATES