

THOMAS BROWN

ESTATES



124 Lancing Road, Orpington, BR6 0QZ

Asking Price: £730,000

- 4 Bedroom Extended Semi-Detached House
- Close to Orpington High Street & Orpington Station
- Dual Aspect 30' Lounge/Dining Room
- Scope to Extend Further (STPP)





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, four bedroom semi-detached family home, which has been modernised and extended to a high specification throughout. Situated on the highly sought after Lancing Road in BR6, the property enjoys a generous rear garden and is within walking distance of Orpington High Street and Orpington Station.

The ground floor comprises a welcoming entrance hallway, an impressive dual aspect 30ft lounge/dining room, a stylish extended fitted kitchen, and a spacious double bedroom with potential to create an en-suite shower room (subject to the necessary works).

Upstairs, there are three well-proportioned bedrooms and a luxurious family bathroom featuring both a freestanding bath and a separate shower (refurbished in the last 2 years).

Outside, the property boasts a superb 105ft rear garden, complete with a large patio and decked entertaining area, ideal for outdoor dining and family gatherings, and a fantastic cabin ideal for numerous uses. To the front, a driveway provides off street parking for multiple vehicles.

There is further scope to extend, subject to the necessary planning permissions (STPP), including extending across the rear, above the ground floor bedroom, and/or converting the loft space, as many neighbouring properties have done.

Lancing Road is ideally located close to highly regarded schools, local shops, bus routes, Orpington High Street, and Orpington Station, while remaining a surprisingly quiet residential road.

Early viewing is highly recommended to fully appreciate the size, quality, and excellent location of this exceptional family home. Please contact Thomas Brown Estates to arrange your viewing.



ENTRANCE HALL

Composite door to front, understairs storage cupboard, engineered oak flooring, radiator.

LOUNGE/DINER

30' 02" x 12' 10" (9.19m x 3.91m) Double glazed French doors to rear, double glazed bay window with shutters to front, engineered oak flooring, four designer radiators.

KITCHEN

16' 03" x 10' 03" (4.95m x 3.12m) Range of matching wall and base units with granite worktops over, one and a half bowl sink, integrated extractor hood, integrated dishwasher, space for Range Style cooker, space for American fridge/freezer, space for washing machine, space for tumble dryer, double glazed door to rear, double glazed window to rear, ceiling speakers, tiled flooring, radiator.



BEDROOM 3

14' 05" x 7' 09" (4.39m x 2.36m) (measured at maximum) Fitted wardrobes, double glazed window with shutters to front, carpet, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, loft hatch, runner to stairs, carpet to landing.

BEDROOM 1

15' 09" x 11' 05" (4.8m x 3.48m) Fitted wardrobe, double glazed bay window with shutters to rear, carpet, radiator.



BEDROOM 2

14' 04" x 11' 06" (4.37m x 3.51m) Double glazed bay window with shutters to front, carpet, two radiators.

BEDROOM 4

8' 07" x 7' 04" (2.62m x 2.24m) Double glazed window with shutters to front, carpet, radiator.

BATHROOM

8' 08" x 7' 04" (2.64m x 2.24m) Low level WC, wash hand basin in vanity unit, freestanding bath with shower attachment, shower cubicle with rainforest head and shower attachment, double glazed opaque window to side, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

105' 0" (32m) Spacious patio and decked areas with rest laid to lawn, mature flowerbeds.

Cabin: Power and light, great potential as a workshop, gym or home office.

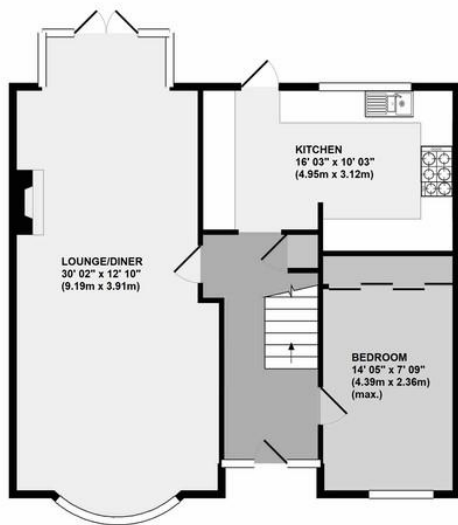
OFF STREET PARKING

Gravel driveway for numerous vehicles.

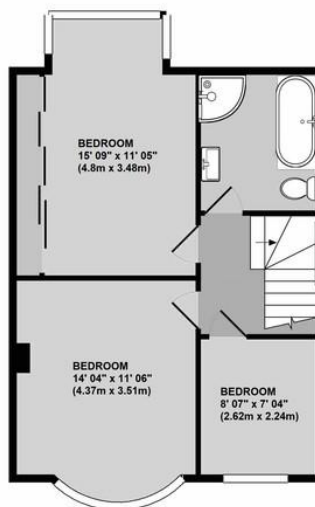
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





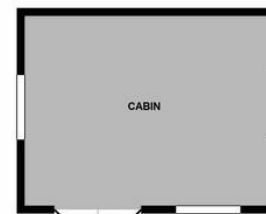
GROUND FLOOR
APPROX. FLOOR
AREA 711 SQ.FT.
(66.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1408 SQ.FT. (130.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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OUTBUILDING
APPROX. FLOOR
AREA 189 SQ.FT.
(17.5 SQ.M.)



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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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