

# THOMAS BROWN

ESTATES

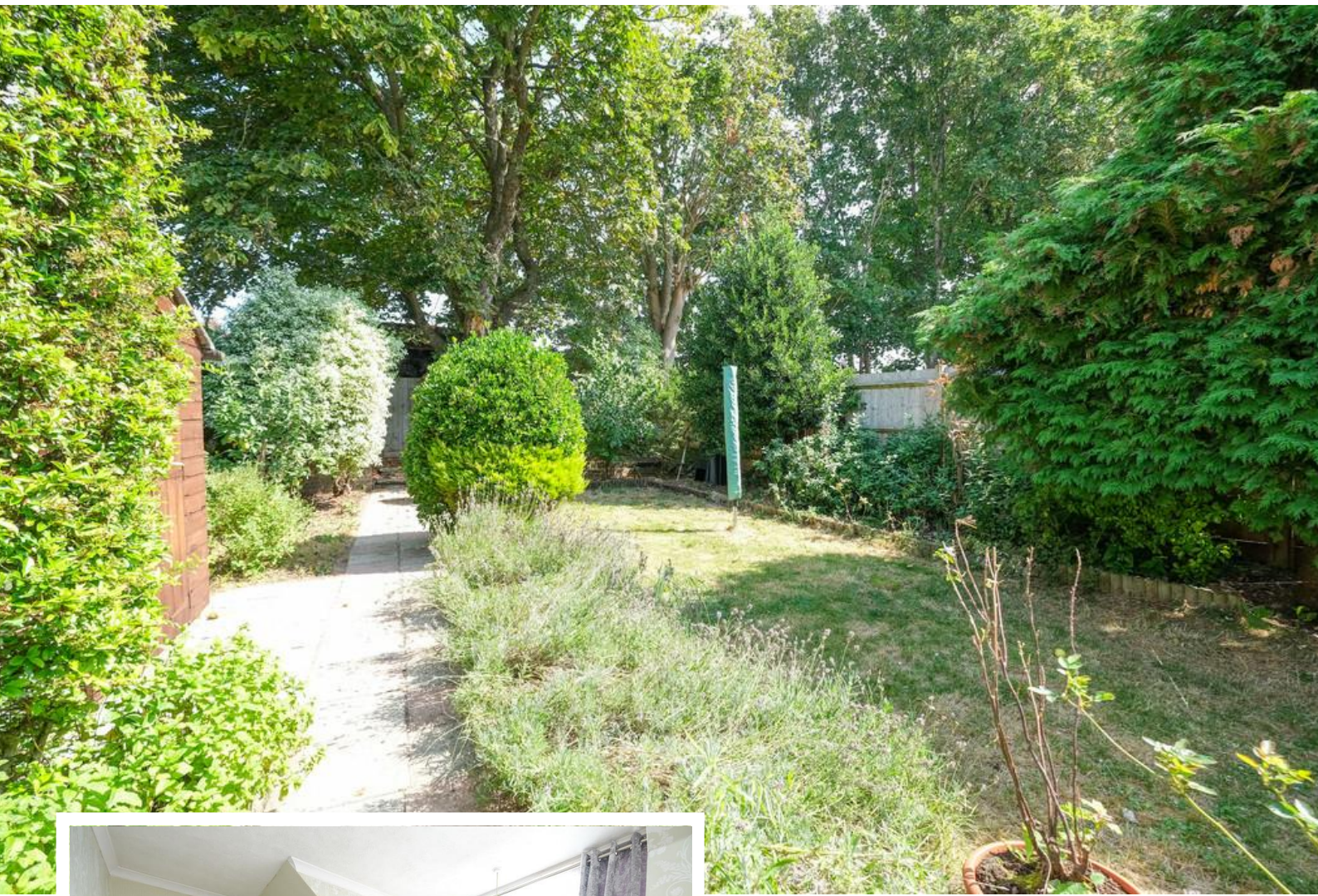


**75 Lancing Road, Orpington BR6 0QU**

**Asking Price: £545,000**

- 3 Bedroom Semi-Detached Chalet Property
- Well Located for Orpington High Street & Station
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Sought After Location





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and very well presented three bedroom semi-detached chalet property that is set in a very popular road in Orpington that must be viewed to fully appreciate the location on offer- boasting walking distance to Orpington High Street and Station. The property is being offered to the market with no forward chain and comprises: entrance porch and hallway, dual aspect lounge/dining room with direct access to the rear garden, kitchen, bathroom and a bedroom to the ground floor. To the first floor are two further bedrooms. Externally there is a well kept mature garden to the rear of the property with a covered patio area perfect for entertaining and alfresco dining, garage and off street parking to the front via the driveway. STPP there is fantastic potential to extend across the rear and/or expand the first floor as many have done on the road. Lancing Road is very well located for Orpington High Street, Orpington mainline station, local schools and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate what this property has to offer.



#### ENTRANCE PORCH

Double glazed door to front, double glazed panels to front and side, laminate flooring.

#### ENTRANCE HALL

Two storage cupboards, double glazed door to front, laminate flooring, radiator.

#### LOUNGE/DINER

25' 10" x 13' 05" (7.87m x 4.09m) (measured at maximum) (dual aspect) Double glazed window to front, double glazed sliding door to rear, laminate flooring, three radiators.

#### KITCHEN

9' 07" x 8' 07" (2.92m x 2.62m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for washing machine, space for undercounter fridge, double glazed window to side, double glazed door to rear, tiled flooring.



#### BEDROOM 2

11' 10" x 9' 06" (3.61m x 2.9m) Fitted wardrobes, double glazed bay window to front, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to side, part tiled walls, wood effect flooring, radiator.



#### STAIRS TO FIRST FLOOR LANDING

Access to Eaves storage, double glazed opaque window to side, carpet.

#### BEDROOM 1

13' 07" x 9' 08" (4.14m x 2.95m) Double glazed window to front, carpet, radiator.

#### BEDROOM 3

9' 05" x 8' 02" (2.87m x 2.49m) Double glazed window to rear, carpet, radiator.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

60' 0" (18.29m) Covered patio area with rest laid to lawn, mature flowerbeds, side access.



#### OFF STREET PARKING

Drive, mature flowerbeds.

#### GARAGE

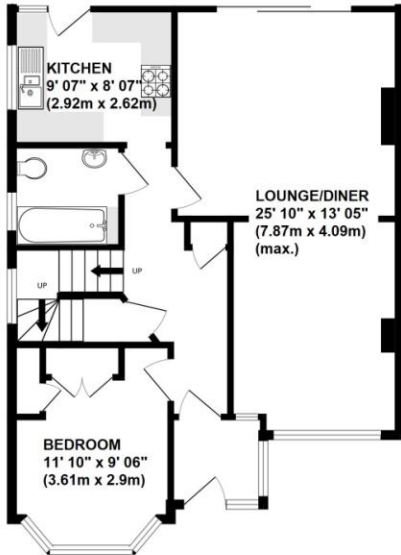
16' 03" x 7' 07" (4.95m x 2.31m) Up and over door to front, window to rear, door to side, power and light.

#### DOUBLE GLAZING

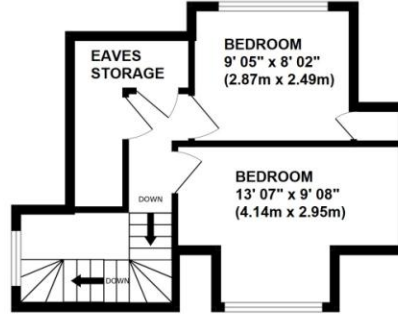
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

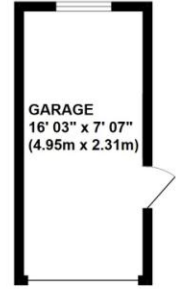
GROUND FLOOR  
107 sq.ft. (17.8 sq.m.) approx.



1ST FLOOR  
226 sq.ft. (20.1 sq.m.) approx.

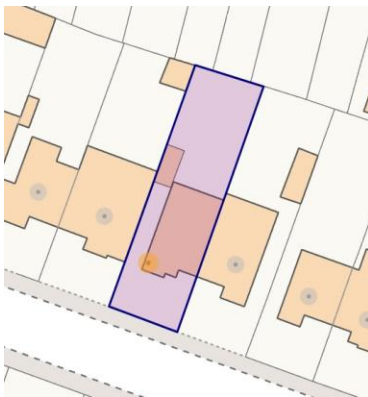


GARAGE  
125 sq.ft. (11.6 sq.m.) approx.



TOTAL FLOOR AREA: 1286 sq.ft. (119.5 sq.m.) approx.

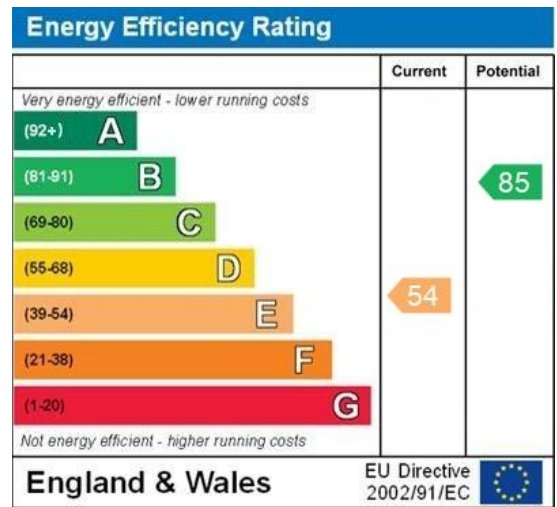
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024



**Construction: Standard**

**Council Tax Band: E**

**Tenure: Freehold**



WWW.EPC4U.COM

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