

THOMAS BROWN

ESTATES



95 Lancing Road, Orpington, BR6 0QU

Asking Price: £620,000

- 3 Double Bedroom Semi-Detached Chalet Property
- Well Located for Orpington High Street & Station
- 2 Bathrooms, 23'6 Lounge/Diner
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and recently modernised three double bedroom two bathroom 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, 19'5 modern fitted kitchen, 23'6 lounge/dining room with direct access to the rear garden, two double bedrooms and bathroom to the ground floor. To the first floor is the third double bedroom with en-suite shower room and a walk-in wardrobe/study. Externally there is a well kept mature garden to the rear of the property with a spacious patio area perfect for entertaining and alfresco dining, garage to the side/rear and off street parking to the front via the driveway. 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 French doors to front, double glazed window to side.

ENTRANCE HALL

Double glazed opaque door to front, storage cupboard, under stairs storage cupboard, carpet, radiator.

LOUNGE/DINER

23' 06" x 13' 04" (7.16m x 4.06m) Multi fuel burner, bespoke storage units, double glazed French doors to rear, skylight, carpet, two radiators.

KITCHEN

19' 05" x 9' 08" (5.92m x 2.95m) Range of matching wall and base solid wood units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, double glazed window to side, double glazed window and double glazed door to rear, skylight, underfloor heating, tiled flooring.



BEDROOM 2

12' 11" x 10' 01" (3.94m x 3.07m) Double glazed window to front, carpet, radiator.

BEDROOM 3

12' 07" x 9' 04" (3.84m x 2.84m) Double glazed bay window to front, carpet, radiator.

BATHROOM

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



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

13' 05" x 10' 11" (4.09m x 3.33m) Double glazed window to front, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower with rainforest showerhead and shower attachment, Velux window, tiled walls, tiled flooring, heated towel rail.

STUDY/WALK-IN WARDROBE

9' 10" x 7' 05" (3m x 2.26m) Fitted wardrobes, walk-in wardrobe, double glazed window to rear, carpet, radiator.

OTHER BENEFITS INCLUDE:

REAR GARDEN

52' 0" x 33' 0" (15.85m x 10.06m) Patio area with rest laid to lawn, mature flowerbeds, side access.

FRONT GARDEN/OFF STREET PARKING

Block paved drive, laid to lawn, mature flowerbeds.

GARAGE

19' 07" x 9' 10" (5.97m x 3m) Up and over door to front, door to side, window to side, power and light.

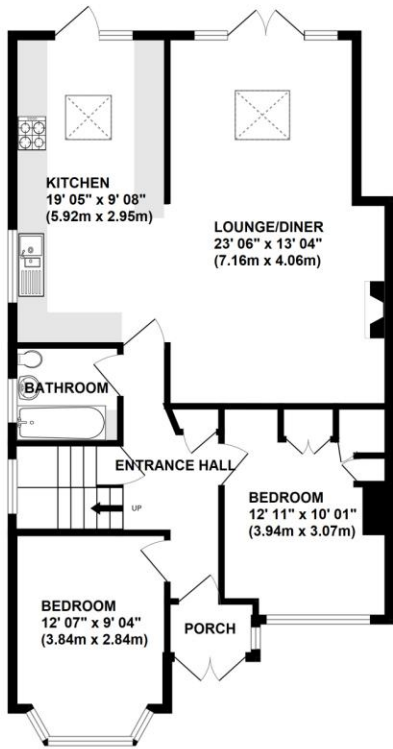
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

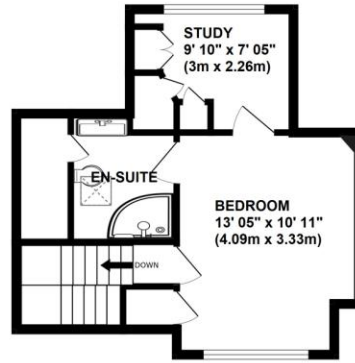
NO FORWARD CHAIN



GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.

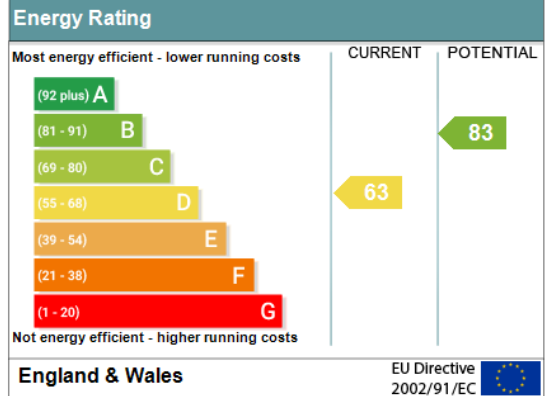


TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan concerned 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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Address: 95 Lancing Road, ORPINGTON, BR6 0QU
RRN: 8734-2420-7409-0250-3276



Construction: Standard

Council Tax Band: E

Tenure: Freehold

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