

THOMAS BROWN

ESTATES



4 Somerden Road, Orpinton, BR5 4HS

Asking Price: £375,000

- 2 Bedroom Semi-Detached Bungalow
- Fantastic Scope to Extend (STPP)
- Well Located for St. Mary Cray Station & Local Schools
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this two bedroom semi-detached bungalow, situated in a quiet location in Orpington, being offered to the market with no forward chain. STPP the property offers fantastic scope to extend across the rear and/or into the loft space as many have done in the local area. The accommodation on offer comprises: covered side entrance, entrance hall, lounge/dining room, fitted kitchen, bathroom and two bedrooms. Externally there is a rear garden and a drive to the front. Please note the property requires modernisation throughout and this has been reflected in the asking price. Somerden Road is well located for local schools, St. Mary Cray Station and local bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and potential on offer.



ENTRANCE HALL

Double glazed opaque door to side, carpet, radiator.

LOUNGE/DINER

12' 08" x 12' 0" (3.86m x 3.66m) Feature fireplace, double glazed sliding door to rear, carpet, radiator.

KITCHEN

9' 04" x 8' 07" (2.84m x 2.62m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated electric hob, space for oven, space for washing machine, space for dishwasher, space for undercounter fridge, double glazed window to rear, double glazed opaque door to side, tiled flooring, radiator.



LEAN-TO

Double glazed door to front, door to rear, covered side entrance.

BEDROOM 1

12' 07" x 10' 02" (3.84m x 3.1m) (measured to front of wardrobes) Fitted wardrobes and furniture, double glazed bay window to front, carpet, radiator.

BEDROOM 2

10' 01" x 8' 01" (3.07m x 2.46m) Fitted storage, double glazed window to front, carpet, radiator.



BATHROOM

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

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

45' 0" (13.72m) Patio, mature shrubs.

FRONT/OFF STREET PARKING

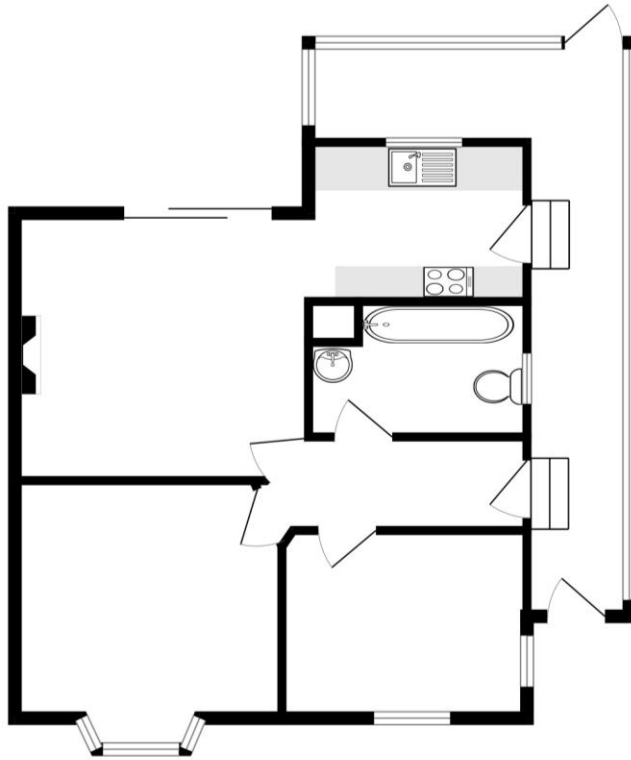
Drive, flowerbed.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

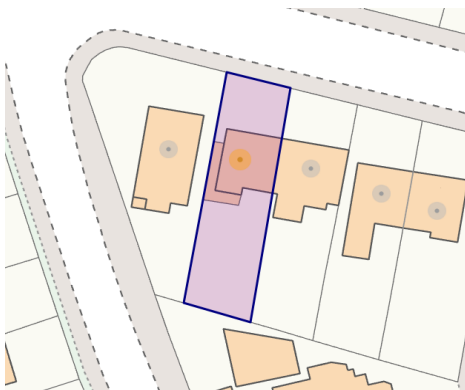
NO FORWARD CHAIN

GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 floorplan 02025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Council Tax Band: D

Tenure: Freehold

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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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