

THOMAS BROWN

ESTATES



43 Haileybury Road, Orpington, BR6 9EZ

Asking Price: £550,000

- 2 Double Bedroom, 2 Bathroom Detached Bungalow
- Well Located for Orpington & Chelsfield Stations
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom, two bathroom detached bungalow situated in the ever sought after South Orpington with the added benefit of being offered to the market with no forward chain. The property is conveniently located within walking distance of Orpington & Chelsfield Stations, as well as local schools such as Highway Primary School and St. Olaves, and the High Street in Orpington. The accommodation on offer comprises: entrance porch and spacious hallway, lounge/dining room with direct access to the rear garden, kitchen, family bathroom with separate bath and shower, and two double bedrooms (one boasting an en-suite shower room). Externally there is a mature 80' rear garden (requires maintenance) and a driveway to the front. Although the property boasts a strong floor space already, STPP there is fantastic potential to extend across the rear and/or into the loft space as many have done in the locality. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



ENTRANCE PORCH

Double glazed French doors to front, tiled flooring.

ENTRANCE HALL

Opaque door to front, laminate flooring, radiator.

LOUNGE/DINER

22' 01" x 15' 05" (6.73m x 4.7m) (measured at maximum) Two double glazed French doors to rear, double glazed windows to rear, laminate flooring, radiator.

KITCHEN

14' 02" x 9' 09" (4.32m x 2.97m) Range of matching wall and base units with worktops over, ceramic sink and drainer, space for cooker, extractor hood, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window and double glazed door to side, laminate flooring.



BEDROOM 1

13' 06" x 11' 01" (4.11m x 3.38m) Fitted wardrobes, double glazed bay window to side, laminate flooring, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.



BEDROOM 2

15' 09" x 12' 06" (4.8m x 3.81m) Fitted wardrobes, double glazed bay window to front, two opaque windows to side, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, shower cubicle, airing cupboard, megaflo system, double glazed opaque window to rear, tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

70' 0" (21.34m) (approx.) Requires maintenance.



OFF STREET PARKING

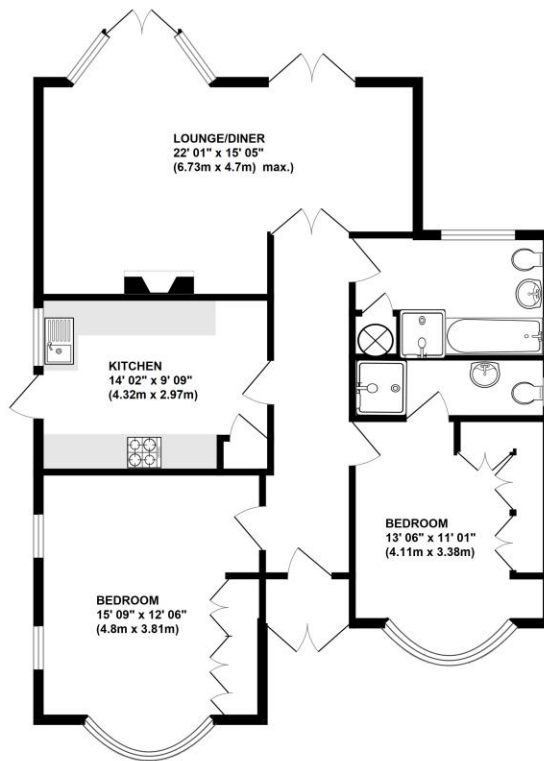
Drive, mature shrubs.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

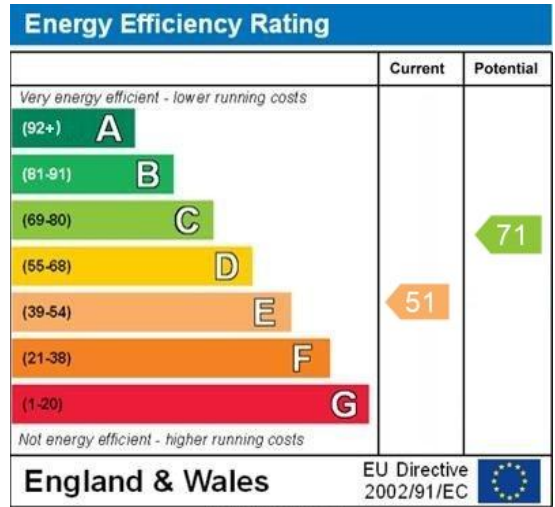
NO FORWARD CHAIN

GROUND FLOOR
935 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Construction: Standard

Council Tax Band: E

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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