

# THOMAS BROWN

ESTATES



**68 Somerden Road, Orpington, BR5 4HU**

**Asking Price: £400,000**

- 2 Bedroom Semi-Detached Bungalow
- Well Located for Local Schools & St. Mary Cray Station
- Scope to Extend Further (STPP)
- No Forward Chain, 26'x15' Side Plot





## Property Description

Thomas Brown Estates are delighted to offer this two bedroom semi-detached bungalow situated on a corner plot boasting a 26'x15' side plot and is being offered to the market with no forward chain. STPP the property offers fantastic scope to extend further to the rear, to the side and/or into the loft space as many have done in the locality. The accommodation on offer comprises: entrance hall, 22'08 lounge/dining room, kitchen, bathroom and two bedrooms. Externally there is a rear garden mainly laid to lawn and on road parking to the front and side. 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

Door to front, carpet, radiator.

#### LOUNGE/DINER

22' 08" x 11' 03" (6.91m x 3.43m) Double glazed window to rear, double glazed French door to side, carpet, two radiators.

#### KITCHEN

11' 10" x 7' 04" (3.61m x 2.24m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for washing machine, space for fridge/freezer, double glazed window to front, double glazed door to side, vinyl flooring, radiator.



#### BEDROOM 1

12' 0" x 10' 01" (3.66m x 3.07m) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

10' 11" x 7' 04" (3.33m x 2.24m) Double glazed window to rear, double glazed opaque window to side, carpet, radiator.



#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING GARDEN

44' 0" x 40' 0" (13.41m x 12.19m) Patio area with rest laid to lawn, mature shrubs.

#### SIDE PLOT

26' 09" x 15' 0" (8.15m x 4.57m)

#### FRONT GARDEN

Covered entrance, laid to lawn.

#### ON ROAD PARKING

#### DOUBLE GLAZING

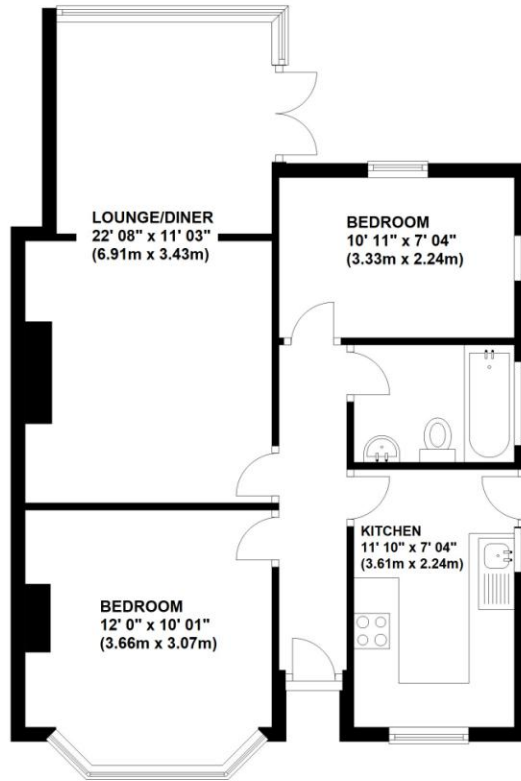
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



## Ground Floor

Approx. 58.7 sq. metres (632.1 sq. feet)



Total area: approx. 58.7 sq. metres (632.1 sq. feet)

This plan is for illustration purpose only - not to scale



**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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