

THOMAS BROWN

ESTATES



101 Kynaston Road, Orpington, BR5 4JY

Asking Price: £449,995

- 2 Bedroom Semi-Detached Bungalow
- Well Located for Orpington High Street
- Fantastic Potential to Extend (STPP)
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this two bedroom semi-detached bungalow, being offered to the market with no forward chain, boasting walking distance to Orpington High Street and fantastic potential to extend STPP. The property comprises: entrance porch and hall, lounge, kitchen, shower room, two bedrooms and a lean-to with direct access to the rear garden. Externally there is a 60' rear garden, garage to the side and a large driveway for numerous vehicles to the side/front. STPP there is potential to extend to the side, across the rear and/or into the loft space as many have done in the local area. Kynaston Road is well located for local schools, shops, bus routes and Orpington High Street. Internal viewing is highly recommended, please call Thomas Brown Estates to arrange an appointment to view to fully appreciate what this property has to offer.



ENTRANCE PORCH

Double glazed opaque doors to side, carpet.

ENTRANCE HALL

Door to side, carpet, radiator.

LOUNGE

15' 07" x 12' 01" (4.75m x 3.68m) Triple glazed window to front, carpet, radiator.

KITCHEN

10' 06" x 8' 11" (3.2m x 2.72m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, integrated dishwasher, double glazed door to rear, double glazed panel to rear, laminate flooring.

LEAN-TO

18' 08" x 9' 10" (5.69m x 3m) Two double glazed windows to rear, double glazed door, door to side, laminate flooring.

BEDROOM 1

12' 11" x 9' 11" (3.94m x 3.02m) Double glazed window to rear, carpet, radiator.

BEDROOM 2

10' 0" x 8' 05" (3.05m x 2.57m) Triple glazed window to front, carpet, radiator.



SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle with rainforest showerhead and shower attachment, double glazed opaque window to side, tiled walls, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

60' 0" (18.29m) Patio area with rest laid to lawn, mature shrubs, shed.

GARAGE

15' 01" x 7' 08" (4.6m x 2.34m) Door to front, power and light.

OFF STREET PARKING

Drive for multiple vehicles.

DOUBLE AND TRIPLE GLAZING

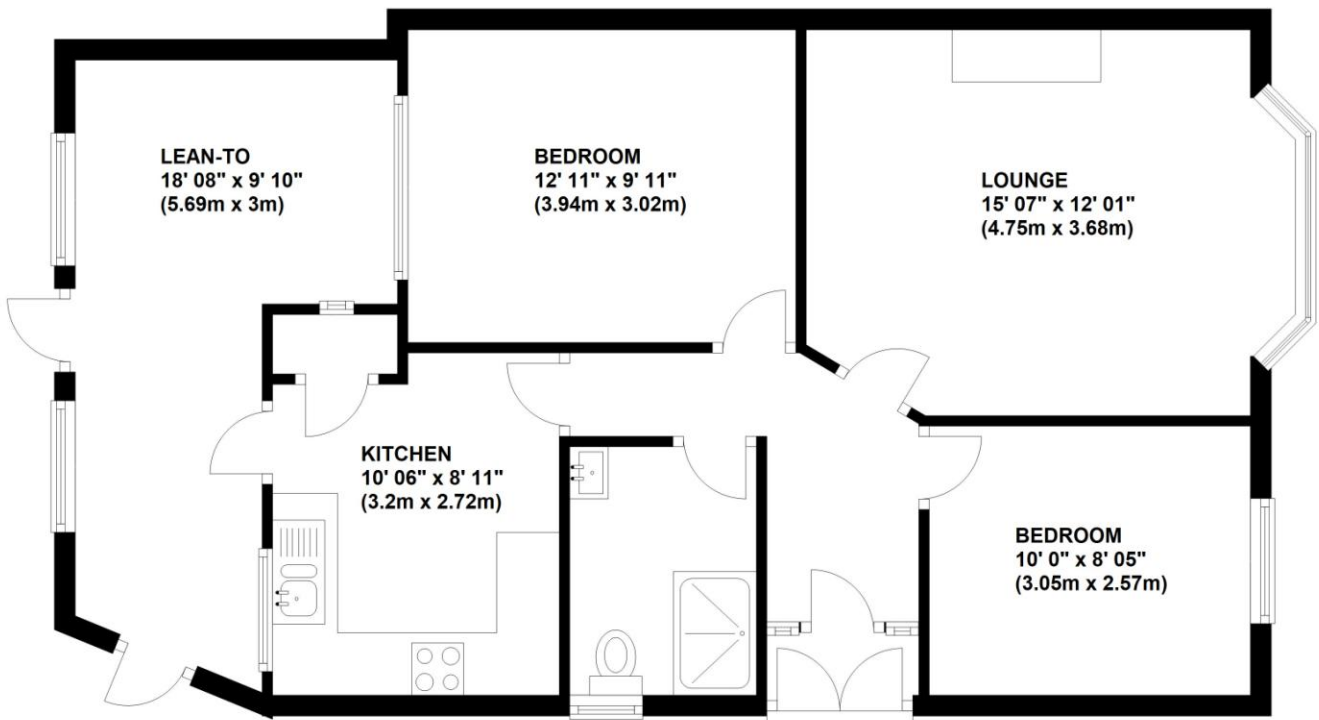
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



Ground Floor

Approx. 70.6 sq. metres (760.5 sq. feet)



Total area: approx. 70.6 sq. metres (760.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Construction: Standard

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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