

THOMAS BROWN

ESTATES



41 Crofton Lane, Orpington, BR5 1HJ

Asking Price: £695,000

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Potential to Extend Further (STPP)
- Well Located for Local Schools & Stations
- Garage & Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this larger style, very well presented 1930s three bedroom semi-detached property boasting fantastic potential to extend further (STPP) and situated in a central location for Orpington and Petts Wood Station, Crofton Primary School and Darrick Wood Schools. The accommodation on offer comprises: entrance hall, lounge, dining room, modern fitted kitchen, large utility room and a WC to the ground floor. To the first floor are three bedrooms, shower room and a separate WC. Externally there is a rear garden mainly laid to lawn (with rear access) and a large patio perfect for alfresco dining and entertaining, drive to the front and a garage to the side. STPP the property could be extended across the rear, above the garage and/or into the loft space as many have done in the local area. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to appreciate the fantastic central location on offer.



ENTRANCE HALL

Composite door to front, under stairs storage, wood effect flooring, radiator.

LOUNGE

14' 05" x 11' 10" (4.39m x 3.61m) Double glazed sliding door to rear, carpet, radiator.

DINING ROOM

14' 05" x 11' 10" (4.39m x 3.61m) Double glazed bay window to front, carpet, radiator.

KITCHEN

12' 10" x 9' 0" (3.91m x 2.74m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink, integrated double oven, integrated 5 ring induction hob with extractor over, integrated fridge/freezer, integrated dishwasher, double glazed window to rear, wood effect flooring, radiator.



UTILITY ROOM

14' 0" x 7' 02" (4.27m x 2.18m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for under counter fridge, space for under counter freezer, space for washing machine, space for tumble dryer, double glazed window and double glazed door to rear, vinyl flooring.

CLOAKROOM

Low level WC, wash hand basin, wood effect flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet, radiator.

BEDROOM 1

14' 11" x 12' 0" (4.55m x 3.66m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

13' 11" x 12' 0" (4.24m x 3.66m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 07" x 7' 0" (2.62m x 2.13m) Built in storage, double glazed window to front, laminate flooring, radiator.

SHOWER ROOM

Wash hand basin, double walk-in shower cubicle, double glazed opaque window to rear, tiled walls, vinyl flooring, radiator.

SEPARATE WC

Low level WC, double glazed opaque window to side, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

85' 0" x 32' 0" (25.91m x 9.75m) Patio area with rest laid to lawn, flowerbeds, access from rear.

FRONT GARDEN/OFF STREET PARKING

Block paved drive, laid to lawn, covered entrance.

GARAGE

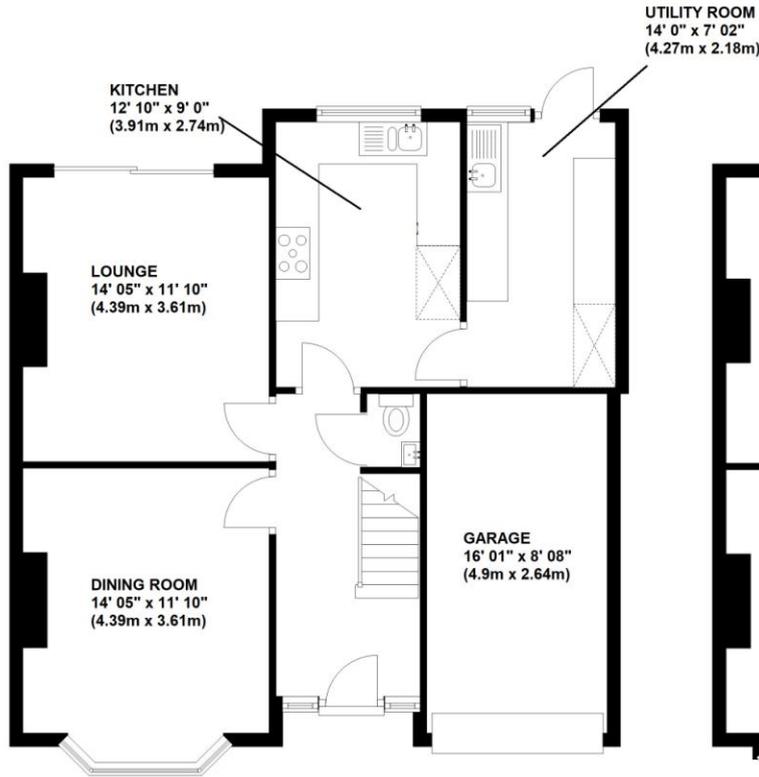
16' 01" x 8' 08" (4.9m x 2.64m) Up and over door, power and light.

DOUBLE GLAZING

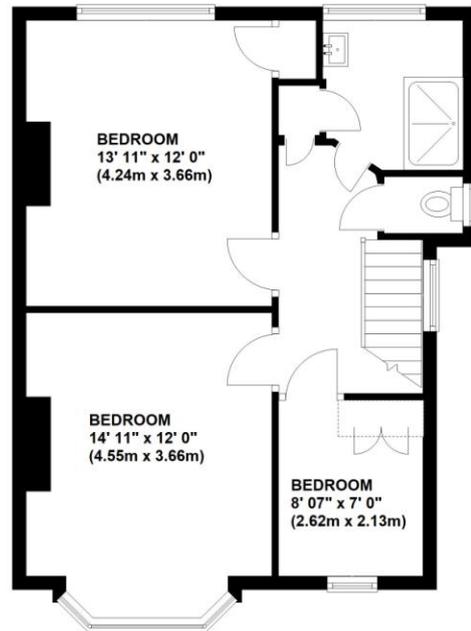
CENTRAL HEATING SYSTEM



Ground Floor
Approx. 75.1 sq. metres (808.8 sq. feet)



First Floor
Approx. 51.4 sq. metres (553.3 sq. feet)



Total area: approx. 126.5 sq. metres (1362.0 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Construction: Standard
Council Tax Band: E
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(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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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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