

THOMAS BROWN

ESTATES



40 Hilborough Way, Orpington, BR6 7EW

Asking Price: £475,000

- 2 Double Bedroom Semi-Detached Bungalow
- Situated in the Ever Popular Farnborough Village
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Garage & OSP





Property Description

****CALL FOR IMMEDIATE ACCESS**** Thomas Brown Estates are delighted to offer this two double bedroom semi-detached bungalow situated in the ever popular Farnborough village, being offered to the market with no forward chain and boasting fantastic potential to extend (STPP). The property comprises; entrance hall, lounge/dining room with direct access to the garden, kitchen, shower room and two double bedrooms. Externally there is a garden to the rear mainly laid to lawn, garage to the side with driveway in front. STPP there is potential to extend across the rear and/or into the loft space as many have done on the road. Hilborough Way is well located for local schools including Farnborough Primary School and Darrick Wood Schools, local village shops, station and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estates in Orpington to arrange an appointment to view to fully appreciate the quality of location and potential on offer.



ENTRANCE HALL

Double glazed door to front, radiator.

LOUNGE/DINER

13' 10" x 11' 01" (4.22m x 3.38m) Double glazed window and double glazed door to rear, radiator.

KITCHEN

10' 02" x 8' 10" (3.1m x 2.69m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, double glazed window to side, double glazed door to rear, radiator.



BEDROOM 1

11' 08" x 9' 10" (3.56m x 3m) Fitted wardrobe, double glazed window to front, radiator.

BEDROOM 2

10' 07" x 9' 06" (3.23m x 2.9m) Fitted wardrobe, double glazed window to front, radiator.

SHOWER ROOM

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



OTHER BENEFITS INCLUDE:

GARDEN

63' 0" (19.2m) Patio area with rest laid to lawn, side access.

FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn.

GARAGE

19' 09" x 9' 10" (6.02m x 3m) (accessed via shared drive) Up and over door, door to side.

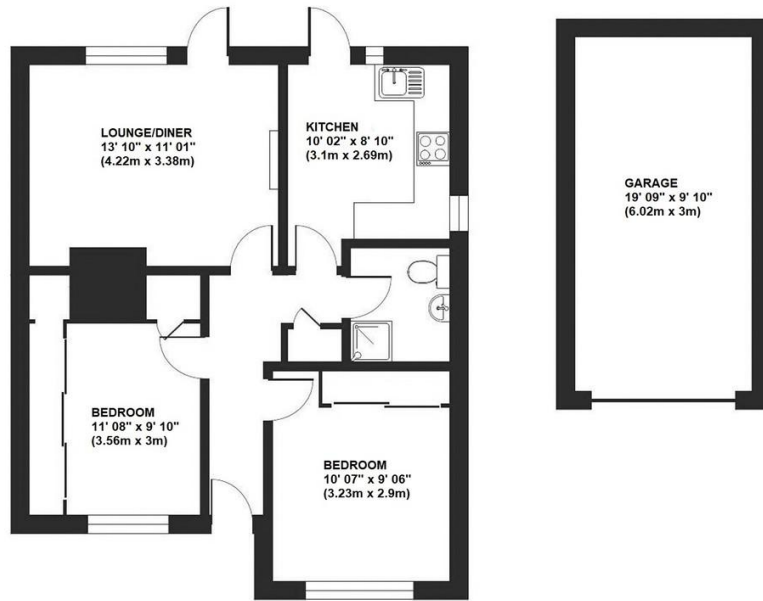
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



Approximate Area = 618 sq ft / 57.4 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 811 sq ft / 75.3 sq m
 For identification only - Not to scale

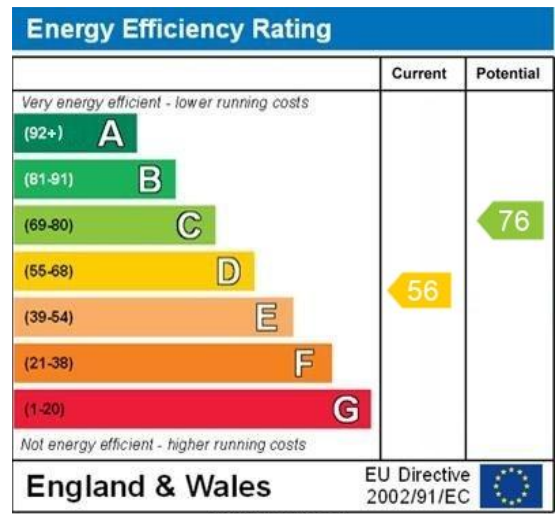


GROUND FLOOR

This plan is for illustration purpose only - not to scale



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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