

# THOMAS BROWN

ESTATES



**26 Hayfield Road, Orpington, BR5 2DW**

**Offers IEO: £525,000**

- 3/4 Bedroom Detached House
- Well Located for Local Shops & Stations
- Double Storey Rear Extended
- No Forward Chain







## Property Description

Thomas Brown Estates are delighted to offer this double storey rear extended three/four bedroom detached house, being offered with no forward chain, within walking distance to Petts Wood and St. Mary Cray Stations, and close to local shops including the popular Nugent Retail Park and Petts Wood High Street. The accommodation on offer comprises: entrance hall, lounge, modern fitted kitchen/diner, family room, study/fourth bedroom and WC/utility room to the ground floor. To the first floor are three bedrooms and a spacious family bathroom with separate bath and shower cubicle. Externally there is a landscaped rear garden perfect for entertaining and alfresco dining and off street parking to the front on the block paved drive. Hayfield Road is very well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Wooden door to side, opaque window to side, storage cupboard, wood effect flooring.

#### LOUNGE

18' 0" x 10' 11" (5.49m x 3.33m) Gas fireplace, double glazed window to front, exposed floorboards, radiator.

#### FAMILY ROOM

12' 02" x 12' 0" (3.71m x 3.66m) Double glazed window and double glazed French doors to rear, double glazed opaque window to side, tiled flooring, radiator.

#### KITCHEN/DINER

17' 09" x 9' 11" (5.41m x 3.02m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, range master cooker with extractor over, fridge/freezer, dishwasher, part tiled flooring, wooden flooring, radiator.



#### STUDY/BEDROOM 4

12' 02" x 5' 11" (3.71m x 1.8m) Double glazed window to rear, carpet, radiator.

#### WC/UTILITY

Low level WC, wash hand basin, washing machine, space for tumble dryer, double glazed opaque window to side, wood effect flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed opaque window to side, loft access, carpet.



#### BEDROOM 1

13' 0" x 10' 11" (3.96m x 3.33m) Fitted wardrobes, eaves storage, double glazed window with shutters to front, exposed floorboards, radiator.

#### BEDROOM 2

9' 11" x 9' 02" (3.02m x 2.79m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

9' 11" x 8' 01" (3.02m x 2.46m) (measured at maximum) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath, shower cubicle, Velux window, vinyl flooring, heated towel rail.



#### OTHER BENEFITS I INCLUDE:

#### GARDEN

50' 0" x 25' 0" (15.24m x 7.62m) Patio area with rest laid to lawn, mature flowerbeds, outside socket, lights and tap, shed, side access.

#### OFF STREET PARKING

Block paved drive for two vehicles, mature flowerbed.

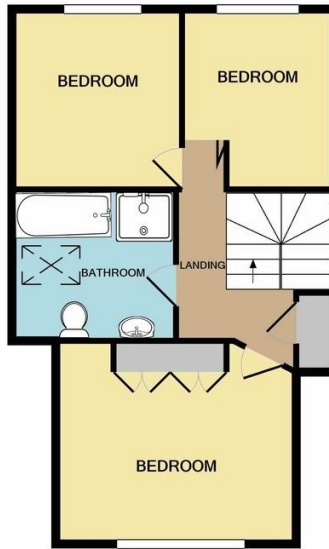
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





GROUND FLOOR  
APPROX. FLOOR  
AREA 730 SQ.FT.  
(67.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 468 SQ.FT.  
(43.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1198 SQ.FT. (111.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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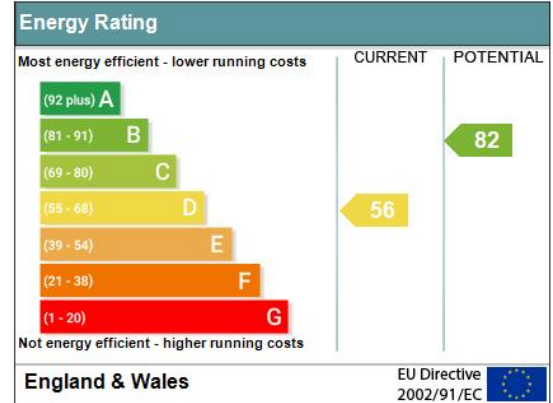
## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

Address: 26 HAYFIELD ROAD, ORPINGTON, BR5 2DW  
RRN: 6839-1026-1000-0080-7296



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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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