

# THOMAS BROWN

ESTATES

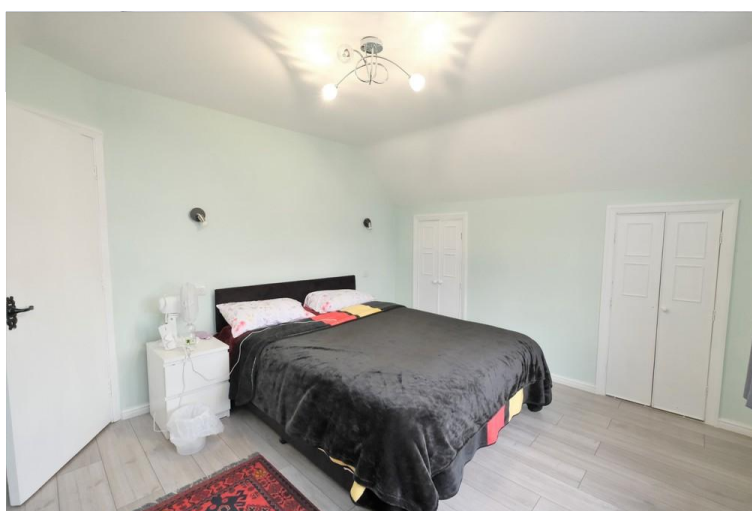


**59 Hayfield Road, Orpington, BR5 2DL**

**Asking Price: £600,000**

- 3 Bedroom Extended Detached House
- Close Proximity to St. Mary Cray Station
- Finished to a High Standard Throughout
- 2 Reception Rooms, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this extended and very well presented three bedroom detached house, finished to a high standard throughout, situated within close proximity to St. Mary Cray Station and local shops. The property on offer comprises: entrance hall, spacious lounge, dining room and modern fitted kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. The property also benefits from double glazing and a central heating system. Externally, there is off street parking to the front, ample on street parking, front garden and private rear garden laid to lawn. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE PORCH

Double glazed door and panel to side, laminate flooring, radiator.

#### LOUNGE

17' 11" x 10' 4" (5.46m x 3.15m) Feature fireplace, double glazed window to front, laminate flooring, two radiators.

#### DINING ROOM

12' 1" x 8' 0" (3.68m x 2.44m) Understairs storage, double glazed window to side, laminate flooring, radiator.

#### KITCHEN

16' 2" x 8' 11" (4.93m x 2.72m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, tiled splashback, double glazed window to rear, double glazed door to garden, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, carpet.

#### BEDROOM 1

15' 3" x 11' 0" (4.65m x 3.35m) (measured at maximum) Two built in storage cupboards, double glazed window to front, laminate flooring, radiator.

#### BEDROOM 2

9' 0" x 8' 1" (2.74m x 2.46m) (measured at maximum) Double glazed window to rear, laminate flooring, radiator.

#### BEDROOM 3

9' 0" x 7' 11" (2.74m x 2.41m) Double glazed window to rear, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, panel enclosed bath with shower over, two shower cubicles, loft access, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

65' 0" x 26' 0" (19.81m x 7.92m) Patio area with rest laid to lawn, shed, side access.

#### OFF STREET PARKING

#### DOUBLE GLAZING

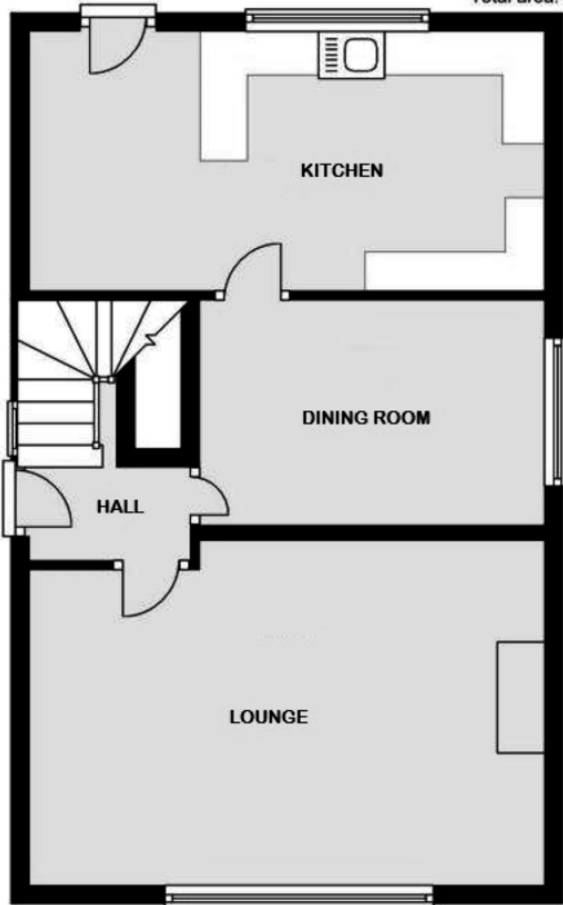
#### CENTRAL HEATING SYSTEM

#### VERY GOOD CONDITION THROUGHOUT



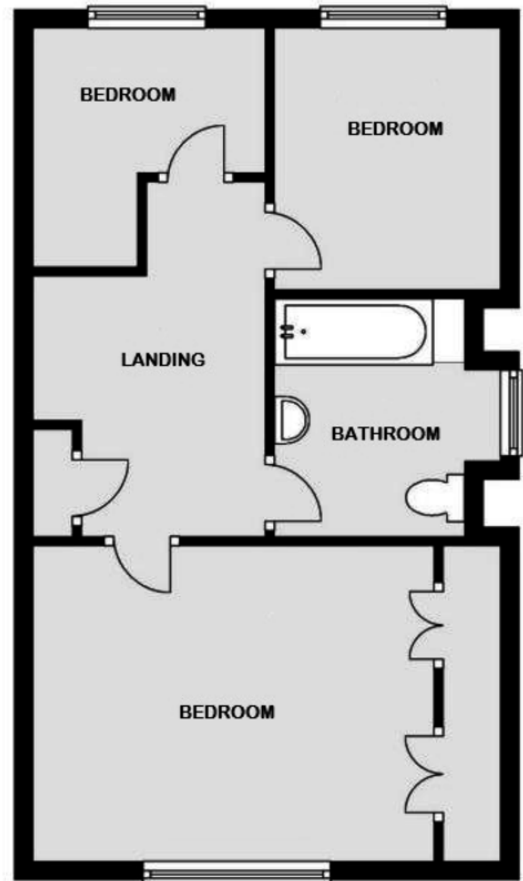
### Ground Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



### First Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 92.2 sq. metres (992.6 sq. feet)


### Other Information:

**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

www.thomasbrownestates.co.uk  
sales@thomasbrownestates.co.uk

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

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