

THOMAS BROWN

ESTATES



51 Burrfield Drive, Orpington, BR5 4BZ

Asking Price: £420,000

- 3 Bedroom Semi-Detached House
- Private Gardens to Both Sides
- Fantastic Potential to Extend (STPP)
- Close to St. Mary Cray Station & Nugent Centre





Property Description

Thomas Brown Estates are delighted to offer this rare to the market three bedroom semi-detached property, boasting gardens to the front and both sides of the property (fantastic potential to extend STPP), set within a popular residential location in Orpington within walking distance to many local amenities including Nugent Shopping Centre and St. Mary Cray Station. The property comprises: entrance hallway, lounge and a kitchen/diner to the ground floor. To the first floor there is a landing providing access to three bedrooms and a family bathroom. Externally there is a large, well presented garden with side access ideal for entertaining and a driveway to the front. The property benefits from double glazing and gas central heating system. The property is well located for St. Mary Cray mainline station, bus routes, local shops including Nugent shopping centre and schools. Internal viewing is recommended to fully appreciate the layout of the property and plot. Please call Thomas Brown Estates to arrange an appointment to view.



FRONT

Laid to lawn, driveway, mature shrubs.

ENTRANCE HALL

Wooden door to front, carpet, radiator.

LOUNGE

16' 11" x 12' 04" (5.16m x 3.76m) Double glazed window to front, two double glazed windows to side, laminate flooring, two radiators.

KITCHEN/DINER

16' 10" x 13' 0" (5.13m x 3.96m) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink and drainer, extractor hood, space for cooker, space for four under counter fridges/freezers, space for washing machine, tiled splashbacks, breakfast bar, wooden door to side, double glazed window to front, part wood/part tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Loft hatch, carpet, radiator.

BEDROOM 1

13' 11" x 9' 04" (4.24m x 2.84m) Two double glazed windows to front, double glazed window to side, laminate flooring, radiator.



BEDROOM 2

11' 08" x 10' 11" (3.56m x 3.33m) Two double glazed windows to front, laminate flooring, radiator.



BEDROOM 3

9' 04" x 7' 01" (2.84m x 2.16m) Double glazed window to side, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and attachment, opaque double glazed window to side, part tiled walls, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

MAIN GARDEN (LEFT)

60' 0" x 40' 0" (18.29m x 12.19m) (L shaped) (measured at maximum) Patio area with rest laid to lawn, brick built storage cupboard, side access, flowerbeds.

GARDEN (RIGHT)

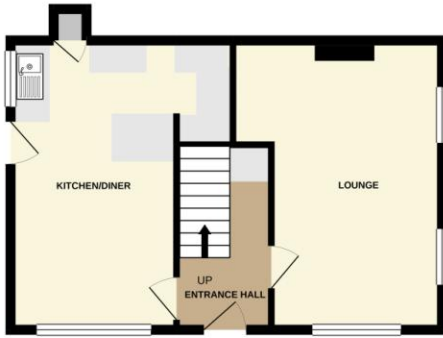
27' 09" x 18' 08" (8.46m x 5.69m) Mainly laid to lawn.

DOUBLE GLAZING

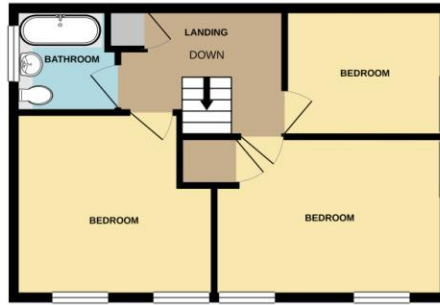
CENTRAL HEATING SYSTEM



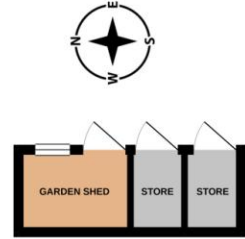
GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR
64 sq.ft. (5.9 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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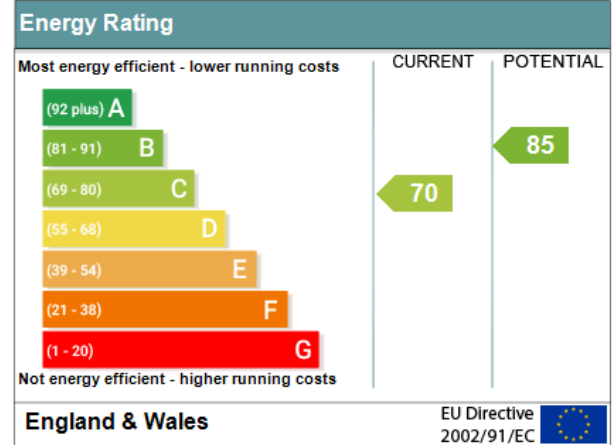
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 51 Burrfield Drive, ORPINGTON, BR5 4BZ
RRN: 2620-3911-4209-1259-5200



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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