

THOMAS BROWN

ESTATES



53 Friar Road, Orpington, BR5 2BW

Asking Price: £580,000

- 4 Bedroom Detached House
- Well Located for Local Shops & Stations
- 3 Reception Rooms & 2 Bathrooms
- Potential to Extend to Rear (STPP)





Property Description

Thomas Brown Estates are delighted to offer this four bedroom, three reception room, two bathroom detached property located 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 property boasts great flexibility with the potential to knock one reception room into another, plus the ability to extend across the rear (STPP) if required to create an open plan living space. The accommodation on offer comprises: entrance hall, lounge with direct access to the rear garden, dining room, sitting room, modern fitted kitchen, utility room and a bathroom to the ground floor. To the first floor are four bedrooms and a bathroom. Externally there is a good size rear garden mainly laid to lawn and off street parking to the front on the drive with additional on road parking. Friar Road is very well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. The property must be viewed to fully appreciate the standard and size of accommodation on offer. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Wooden door to front, carpet, radiator.

LOUNGE

13' 6" x 11' 7" (4.11m x 3.53m) Double glazed sliding door to rear, double glazed window to side, carpet, radiator.

DINING ROOM

13' 9" x 11' 3" (4.19m x 3.43m) Double glazed bay window to front, carpet, radiator.

SITTING ROOM

12' 9" x 10' 8" (3.89m x 3.25m) Double glazed bay window to front, carpet, radiator.

KITCHEN

12' 0" x 11' 6" (3.66m x 3.51m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, washing machine and slimline dishwasher, two double glazed windows to side, tiled splashbacks, solid wood flooring.



UTILITY ROOM

8' 9" x 8' 4" (2.67m x 2.54m) Fitted wall units, space for fridge/freezer, space for tumble dryer, double glazed windows to rear and side, double glazed door to side, solid wood flooring.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed window to side, part tiled walls, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Carpet.



BEDROOM 1

12' 1" x 10' 9" (3.68m x 3.28m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 2

12' 4" x 8' 0" (3.76m x 2.44m) Double glazed window to front, carpet, radiator.

BEDROOM 3

9' 4" x 8' 0" (2.84m x 2.44m) Double glazed window to front, carpet, radiator.

BEDROOM 4

9' 5" x 6' 9" (2.87m x 2.06m) Double glazed bay window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath, Velux window to side, carpet, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

Patio area with rest laid to lawn, flowerbeds, greenhouse, shed, side access.

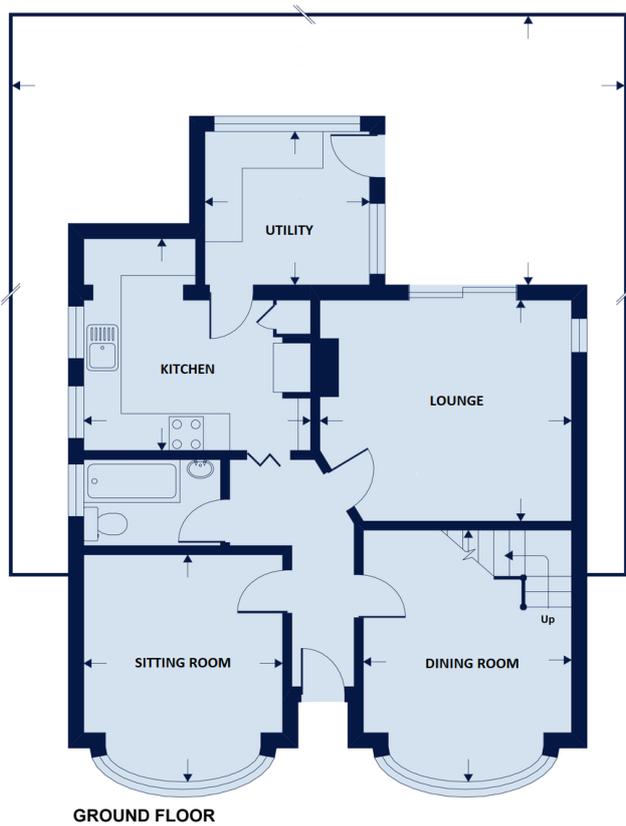
OFF STREET PARKING

Drive, mature flowerbeds, covered entrance.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



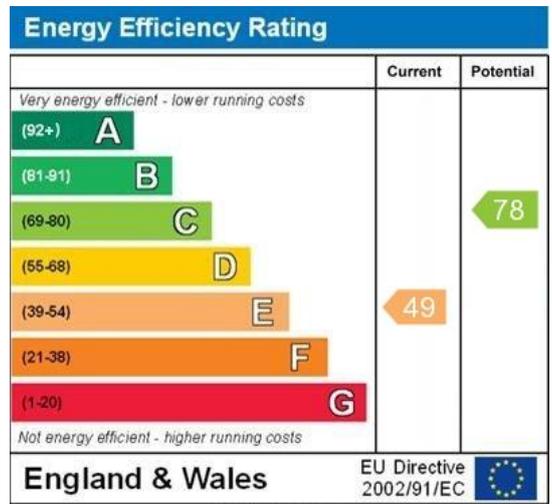


Other Information:

Council Tax Band: E

Construction: Standard

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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