

THOMAS BROWN

ESTATES



22 Hayfield Road, Orpington, BR5 2DW

Offers IEO: £425,000

- 2 Double Bedroom Semi-Detached House
- Well Located for Local Shops & Stations
- Planning Permission for a Double Storey Rear Extension
- Very Well Presented





Property Description

Thomas Brown Estates are delighted to offer this very well presented two double bedroom semi detached property situated 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 is also being sold with the benefit of planning permission for a double storey rear extension- please ask for details. The accommodation on offer comprises: entrance hall, lounge, open plan modern fitted kitchen/diner and family bathroom to the ground floor. To the first floor are two spacious double bedrooms. Externally there is a garden mainly laid to lawn perfect for entertaining and alfresco dining and off street parking to the front. 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

Opaque double glazed window to side, laminate flooring, radiator.

LOUNGE

12' 11" x 12' 06" (3.94m x 3.81m) Feature fireplace, two ceiling speakers, double glazed bay windows to front, laminate flooring, radiator.

KITCHEN/DINER

18' 11" x 12' 11" (5.77m x 3.94m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half stainless steel sink, induction hob with extractor over, integrated oven, integrated fridge/freezer, integrated washing machine, integrated dish washer, space for fridge/freezer, under stairs storage, two ceiling speakers, double glazed French doors to side, double glazed window to rear, laminate flooring, radiator.



BATHROOM

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

STAIRS TO FIRST FLOOR LANDING

Carpet.



BEDROOM 1

13' 0" x 11' 0" (3.96m x 3.35m) Built in and fitted wardrobes, two ceiling speakers, double glazed window to front, carpet, radiator.

BEDROOM 2

13' 0" x 10' 0" (3.96m x 3.05m) Fitted wardrobe, double glazed window to rear, carpet, radiator.

OTHER BENEFITS INCLUDE:

FRONT

Driveway, low maintenance, side access.

GARDEN

60' 0" (18.29m) Patio area with rest laid to lawn, flowerbeds.

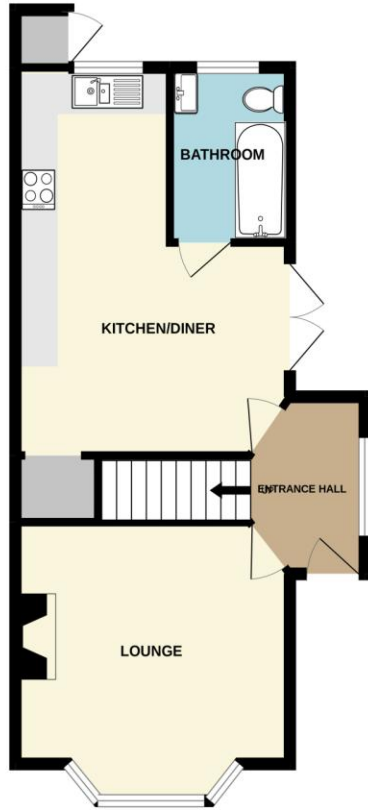
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

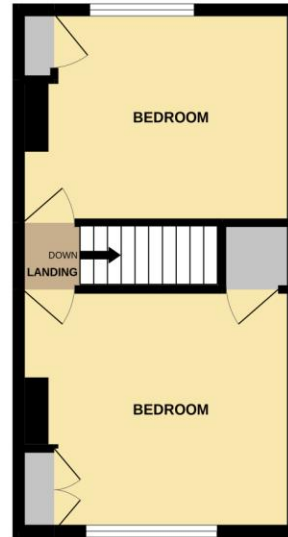
PLANNING PERMISSION FOR EXTENSION



GROUND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 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.
Made with Metropix ©2022

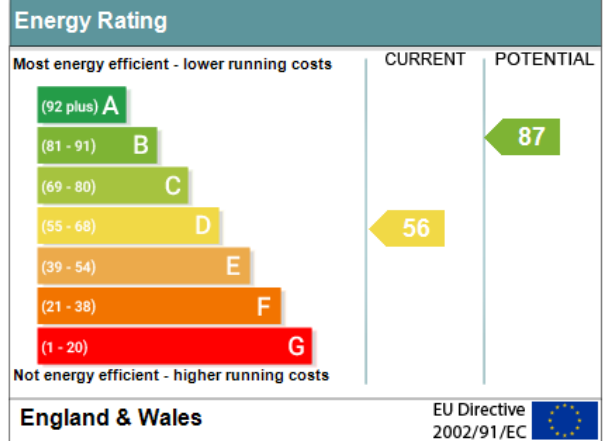
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 22 Hayfield Road, ORPINGTON, BR5 2DW
RRN: 1200-2686-0522-1197-3923



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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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

THOMAS BROWN
ESTATES