

THOMAS BROWN

ESTATES



86 Hayfield Road, Orpington, BR5 2DN

Asking Price: £612,000

- 4/5 Bedroom Detached Chalet Bungalow
- Well Located for Local Shops & Stations
- 3 Bathrooms, Conservatory
- Deceptively Spacious (1902 SQFT)





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (1902 SQFT) four/five bedroom three bathroom detached chalet bungalow 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 accommodation on offer comprises: entrance hall, lounge/dining room with direct access to the rear garden, kitchen/breakfast room, conservatory, three bedrooms, two sharing an en-suite wet room and a bathroom to the ground floor. To the first floor are two bedrooms and a bathroom. Externally there is a rear garden mainly laid to lawn and a drive to the front for numerous vehicles. Please note the property does require refurbishment and this have been reflected in the asking price. 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 front, understairs cupboard, covered entrance, laminate flooring, two radiators.

LOUNGE/DINER

24' 11" x 14' 1" (7.59m x 4.29m) Two double glazed windows to side, double glazed French doors to rear, laminate flooring, two radiators.

KITCHEN/BREAKFAST ROOM

14' 0" x 11' 7" (4.27m x 3.53m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, space for fridge, space for freezer, space for washer/dryer, space for dishwasher, double glazed window to rear, door to conservatory, vinyl flooring, covered radiator.

CONSERVATORY

15' 0" x 9' 9" (4.57m x 2.97m) Brick base, double glazed window to side and rear, double glazed French door to rear, vinyl flooring.



BEDROOM

13' 8" x 11' 11" (4.17m x 3.63m) Fitted wardrobes, double glazed window to front, carpet, two radiators.

BEDROOM

12' 7" x 12' 0" (3.84m x 3.66m) Double glazed window to front, access to en-suite, carpet, radiator.

JACK AND JILL EN-SUITE WETROOM

11' 8" x 9' 9" (3.56m x 2.97m) Low level WC, wash hand basin, bath with shower attachment, shower, storage cupboard, double glazed opaque window to front, tiled walls, radiator.

BEDROOM/RECEPTION ROOM

14' 10" x 9' 10" (4.52m x 3m) Double glazed French doors and double glazed window to conservatory, access to en-suite, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, tiled walls, vinyl flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM

17' 11" x 11' 9" (5.46m x 3.58m) (measured at maximum) (part restricted headroom) (L-shaped) Built in wardrobe, two Velux windows to front, laminate flooring, radiator.

BEDROOM

15' 4" x 12' 1" (4.67m x 3.68m) (part restricted headroom) Fitted wardrobe, double glazed window to rear, laminate flooring, covered radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, Velux style window, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

50' 0" x 40' 0" (15.24m x 12.19m) Patio area with rest laid to lawn.

OFF STREET PARKING

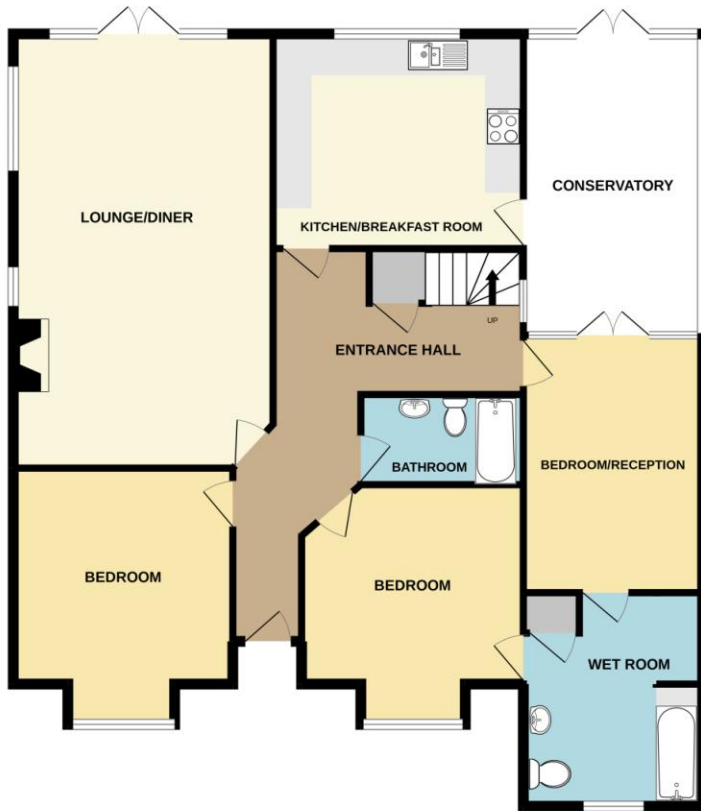
Block paved drive for multiple vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



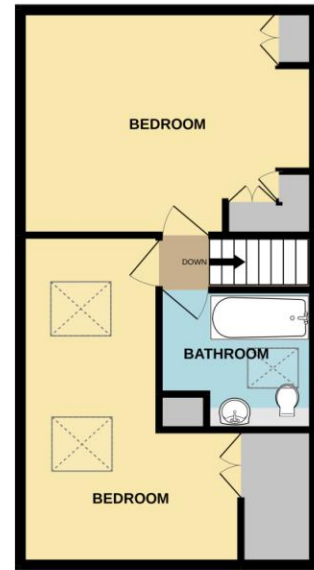
GROUND FLOOR
1414 sq.ft. (131.4 sq.m.) approx.



TOTAL FLOOR AREA : 1902 sq.ft. (176.7 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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1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



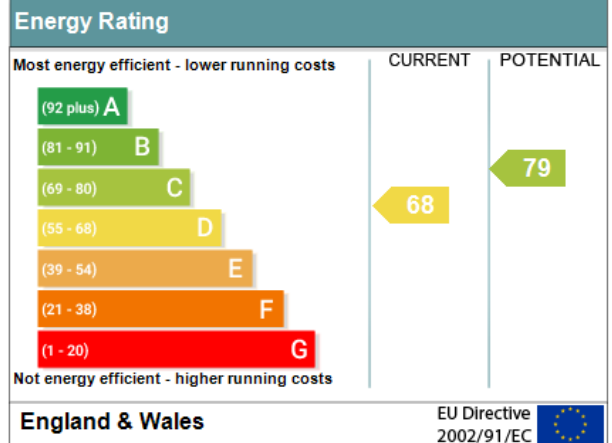
Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold

Address: 86 Hayfield Road, ORPINGTON, BR5 2DN
RRN: 0340-2824-5150-2392-8601



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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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