

THOMAS BROWN

ESTATES

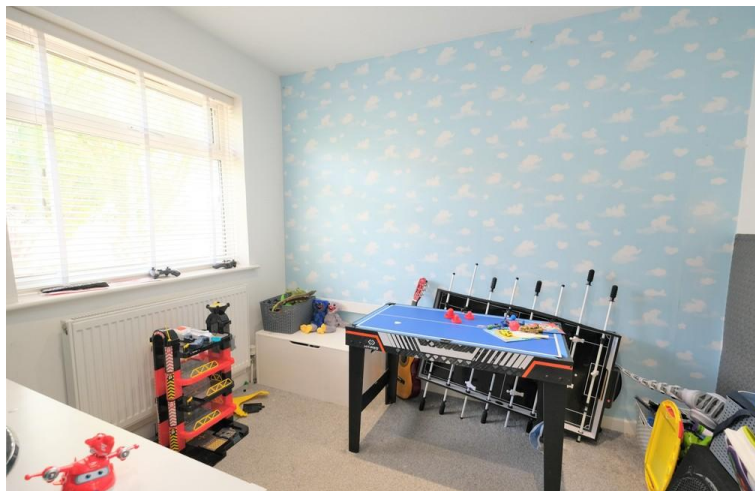


85 Barnfield Road, Orpington, BR5 3LS

Asking Price: £425,000

- 3 Bedroom, 2 Bathroom Semi-Detached Chalet Bungalow
- Large Kitchen/Diner (20' 11
- Modernised Throughout
- Loft Extended





Property Description

Thomas Brown Estates are delighted to offer this three bedroom two bathroom semi detached chalet bungalow that has been modernised throughout and extended into the loft space. The accommodation on offer comprises: entrance hall, open plan kitchen/diner that spans the rear of the property, lounge, family bathroom and a bedroom to the ground floor. To the first floor is a two further bedrooms including a large master bedroom with ensuite shower room. Externally there is a good size rear garden mainly laid to lawn with a decked area perfect for alfresco dining and entertaining, garage and on road parking to the front. Barnfield Road is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view.



FRONT

On road parking, mature shrubs.

ENTRANCE HALL

Composite door to front, wood effect flooring, radiator.

LOUNGE

13' 08" x 10' 01" (4.17m x 3.07m) Double glazed window to front, carpet, radiator .

KITCHEN/DINER

20' 11" x 13' 0" (6.38m x 3.96m) Range of matching wall and base units with worktops over, sink and drainer, integrated electric hob with extractor over, integrated double oven, integrated washing machine, integrated dishwasher, integrated fridge and freezer, space for fridge/freezer, tile splashback, breakfast bar, double glazed French door to rear, double glazed window to rear, wood effect flooring, radiator.



BEDROOM 3

9' 07" x 7' 05" (2.92m x 2.26m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath, opaque double glazed window to side, tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1

17' 03" x 10' 06" (5.26m x 3.2m) Two double glazed windows to rear, carpet, radiator.



EN-SUITE

Low level WC, wash hand basin in vanity unit, double shower cubicle, tiled walls, tiled flooring, heated towel rail.

BEDROOM 2

13' 06" x 8' 09" (4.11m x 2.67m) (part restricted headroom) Velux window to front, carpet, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

50' 0" (15.24m) Decked area with rest laid to lawn.

GARAGE

TIMBER CABIN

French door, windows, power and light.

CENTRAL HEATING SYSTEM

DOUBLE GLAZING



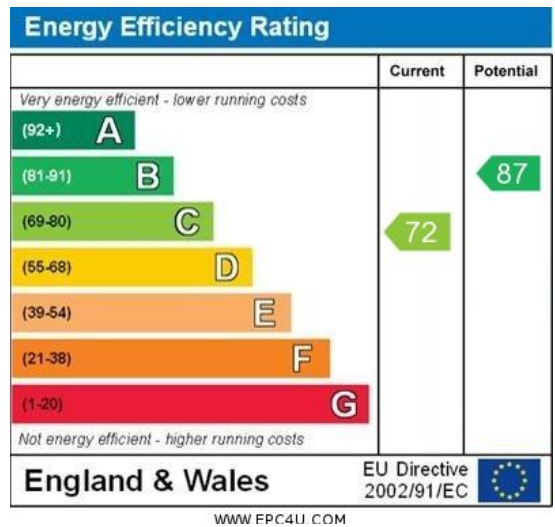


Other Information:

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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