

THOMAS BROWN

ESTATES



20 Barnfield Road, Orpington, BR5 3LR

Fixed Price: £410,000

- 3 Double Bedroom, 2 Bathroom Semi-Detached House
- No Forward Chain
- 17'10 x 9'06 Kitchen/Diner
- Well Located for St. Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this very well presented three double bedroom two bathroom semi-detached house being offered to the market with no forward chain located on a quiet road and providing easy access to local amenities. The accommodation on offer comprises: entrance hall, lounge, kitchen/diner with direct access to the rear garden and a large third bedroom (could be used as a second reception room) with ensuite wet room to the ground floor. To the first floor are two double bedrooms including a spacious master bedroom and a family bathroom. Externally there is a good size landscaped rear garden with a covered decked area perfect for entertaining and alfresco dining and a driveway 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

Driveway with rest laid to lawn, covered entrance.

ENTRANCE HALL

Double glazed opaque door to front, wood effect flooring, radiator.

LOUNGE

11' 08" x 11' 07" (3.56m x 3.53m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

17' 10" x 9' 06" (5.44m x 2.9m) Range of matching wall and base units with worktops over, one and a half sink and drainer, space for Range style cooker, space for American fridge/freezer, space for washing machine, space for dishwasher, tiled splashback, double glazed French doors to rear, double glazed window to rear, vinyl flooring, radiator.



BEDROOM 3

19' 09" x 8' 03" (6.02m x 2.51m) Double glazed window to front, carpet, two radiators.

EN-SUITE

Wet room style, low level WC, wash hand basin, shower, opaque double glazed door to side, opaque double glazed window to side, tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.



BEDROOM 1

15' 0" x 9' 03" (4.57m x 2.82m) Two double glazed windows to front, carpet, radiator.

BEDROOM 2

10' 11" x 7' 11" (3.33m x 2.41m) Fitted and built in wardrobes, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, two opaque double glazed windows to rear, tiled walls, vinyl flooring, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

60' 0" (18.29m) Covered decked area, laid to lawn, mature flowerbeds, landscaped.

OFF STREET PARKING

DOUBLE GLAZING

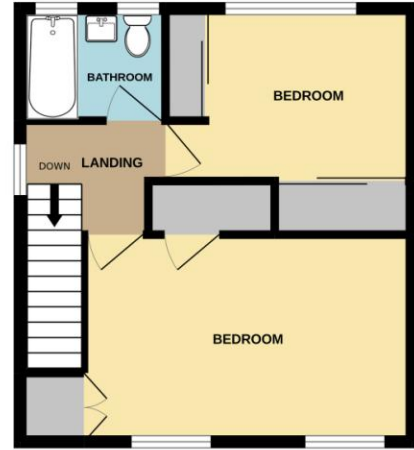
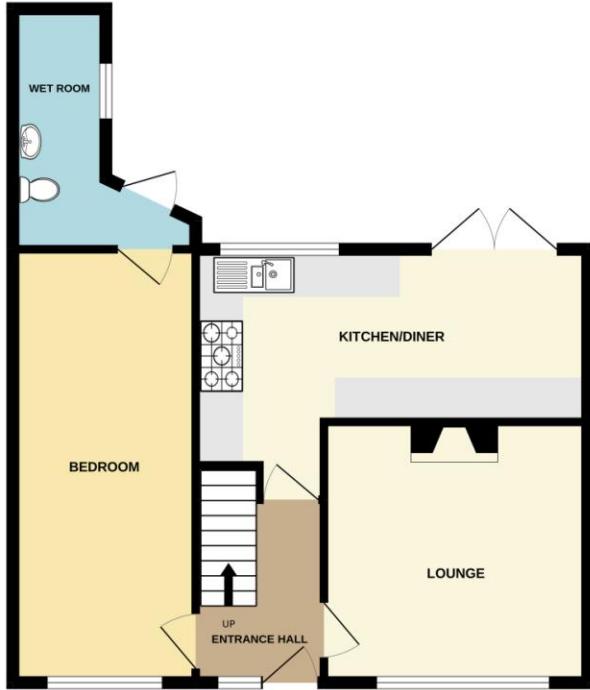
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 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

Other Information:

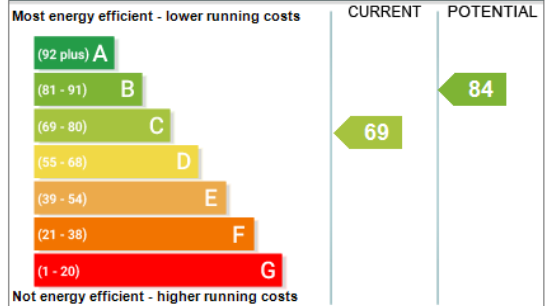
Council Tax Band: C

Construction: Standard

Tenure: Freehold

Address: 20 Barnfield Road, ORPINGTON, BR5 3LR
RRN: 9390-2685-9290-2702-6151

Energy Rating



England & Wales

EU Directive
2002/91/EC



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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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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

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