

# THOMAS BROWN

ESTATES



**87 Borkwood Way, Orpington, BR6 9PE**

**Asking Price: £610,000**

- 4 Bedroom, 2 Bathroom Semi-Detached Bungalow
- Potential to Extend into Loft Space (STPP)
- Rear Extended, Very Well Presented
- Close to Many Sought After Schools







## Property Description

Thomas Brown Estates are delighted to offer this rear extended, well presented four bedroom two bathroom semi-detached bungalow situated on the ever popular Davis Estate boasting great potential to extend into the loft space (STPP) and a fantastic lounge/dining room with direct access to the rear garden via bi-folding doors. The property is within close proximity to Warren Road and Tubbenden Primary Schools, Darrick Wood, Newstead Wood, and St. Olaves Schools - and is also well located for Orpington Station. The property comprises; entrance porch and hall, spacious open plan lounge/dining room with feature sky lantern, modern fitted kitchen, four bedrooms, bathroom and a shower room. Externally there is a landscaped rear garden mainly laid to lawn with a patio perfect for alfresco dining and entertaining and off street parking to the front. Borkwood Way is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and layout on offer.



**FRONT**  
Driveway.

**ENTRANCE PORCH**  
Opaque double glazed door to front, opaque double glazed panel to front, tiled flooring.

**ENTRANCE HALL**  
Laminate flooring.

**LOUNGE/DINER**  
25' 04" x 17' 01" (7.72m x 5.21m) (measured at maximum) (L shaped) Bi-fold doors to rear, double glazed window to side, sky lantern, tiled flooring, part under floor heating, radiator.



**KITCHEN**  
7' 09" x 7' 02" (2.36m x 2.18m) Range of matching wall and base units with worktops over, sink and drainer, integrated gas hob, integrated oven, integrated washing machine, integrated dishwasher, tiled splashback, double glazed window to side, tiled flooring.

**BEDROOM 1**  
13' 09" x 10' 11" (4.19m x 3.33m) Double glazed bay window to front, laminate flooring, radiator.

**BEDROOM 2**  
11' 11" x 7' 05" (3.63m x 2.26m) Fitted wardrobe, double glazed window to side, tiled flooring, radiator.

**BEDROOM 3**  
9' 08" x 7' 04" (2.95m x 2.24m) Double glazed window to front, laminate flooring, radiator.

**BEDROOM 4**  
7' 07" x 7' 01" (2.31m x 2.16m) Double glazed window to side, tiled flooring, radiator.



**BATHROOM**  
Low level WC, wash hand basin in vanity unit, bath with shower over and attachment, opaque double glazed window to side, tiled walls, tiled flooring, heated towel rail.

**SHOWER ROOM**  
Low level WC, wash hand basin in vanity unit, double walk-in shower with Rainforest head and attachment, tiled walls, tiled flooring, heated towel rail.



**OTHER BENEFITS I INCLUDE:**

**GARDEN**  
63' 0" (19.2m) Two patio areas with rest laid to lawn, flowerbeds.

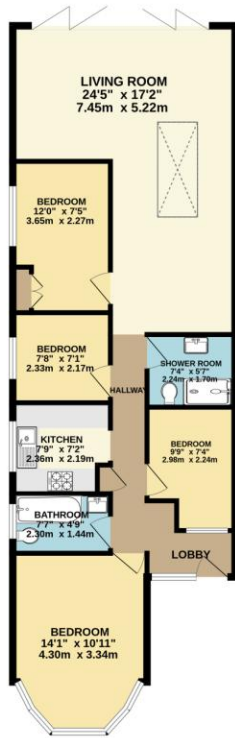
**OFF STREET PARKING**

**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**



GROUND FLOOR  
887 sq ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA: 887 sq ft. (82.4 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 misstatement. 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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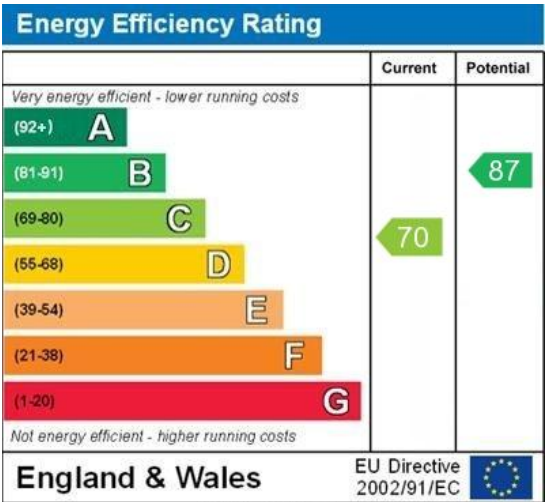


## Other Information:

**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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