

THOMAS BROWN

ESTATES



31 Borkwood Way, Orpington, BR6 9PB

Offers IEO: £600,000

- 2 Double Bedroom Semi-Detached House
- Potential to Extend (STPP)
- Immaculately Presented, Modern Fitted Kitchen
- Close to Many Sought After Schools





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented two double bedroom (originally three bedrooms) semi detached property situated on the ever popular Davis Estate boasting great potential to extend across the rear, to the side and/or into the loft space (STPP) as many have done in the local area. 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 hall, spacious dual aspect lounge/dining room and a modern fitted kitchen to the ground floor. To the first floor are two double bedrooms and the family bathroom. Please note that bedroom 1 & 3 have been combined and this could easily be put back to the original layout. 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 with a garage to the side. 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 potential on offer.



FRONT

Driveway with rest laid to lawn, covered entrance, access to garage.

ENTRANCE HALL

Door to front, under stairs cupboard, carpet, radiator and cover.

LOUNGE/DINING ROOM

25' 09" x 12' 04" (7.85m x 3.76m) Dual aspect, open fireplace, double glazed French doors to rear, double glazed bay window to front, carpet, two radiators.

KITCHEN

9' 02" x 6' 10" (2.79m x 2.08m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven, integrated undercounter fridge and freezer, integrated slimline dishwasher, space for washing machine, tiled splashback, double glazed door to rear, double glazed window to side, wood effect flooring.



STAIRS TO FIRST FLOOR LANDING

Opaque double glazed window to side, carpet.

BEDROOM 1 (ORIGINALLY BEDROOM 1 & 3)

16' 02" x 13' 07" (4.93m x 4.14m) (measurement not including wardrobes) Built in wardrobes, double glazed bay window and double glazed window to front, carpet, two radiators.

BEDROOM 2

12' 07" x 11' 05" (3.84m x 3.48m) Double glazed window to rear, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, opaque double glazed window to side, tiled walls, tiled flooring, radiator.

OTHER BENEFITS I INCLUDE:

GARDEN

80' 0" x 27' 0" (24.38m x 8.23m) Patio area with rest laid to lawn, mature flowerbeds and shrubs.

GARAGE

18' 11" x 7' 05" (5.77m x 2.26m) Up and over door, opaque double glazed door to rear, power and light.

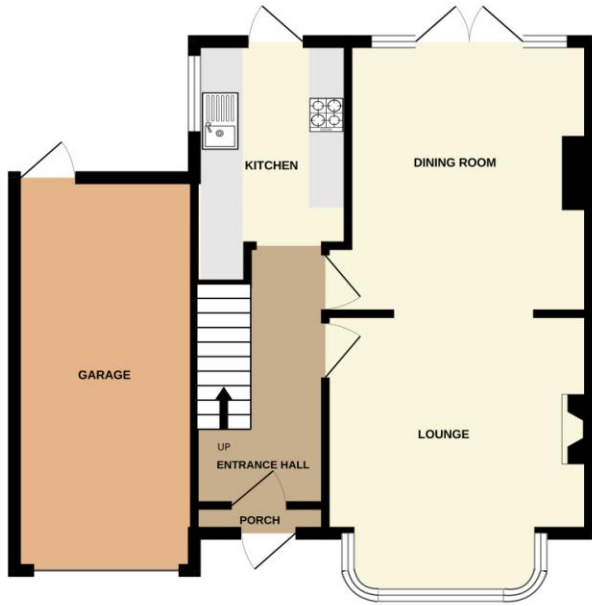


OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

GROUND FLOOR
580 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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.
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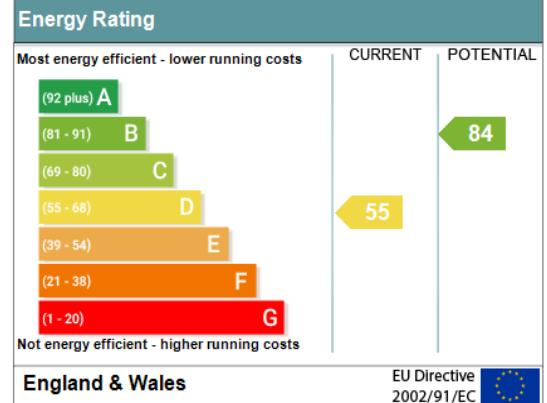
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 31 Borkwood Way, ORPINGTON, BR6 9PB
RRN: 5037-7125-3200-0453-7222



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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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