

# THOMAS BROWN

ESTATES



**71 Hayfield Road, Orpington, BR5 2DL**

**Asking Price: £575,000**

- 5 Bedroom Detached Chalet Property
- Fantastic 27' Kitchen/Diner
- Deceptively Spacious, 2 Bathrooms
- Well Located for Petts Wood & St. Mary Cray Stations







## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (1336 SQFT) five bedroom two bathroom detached chalet property boasting a fantastic 27' kitchen/diner, 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 with direct access to the rear garden, fantastic kitchen/diner, three bedrooms and a shower room to the ground floor. To the first floor are two bedrooms and a bathroom with a separate bath and shower. Externally there is a rear garden mainly laid to lawn with a patio perfect for alfresco dining and entertaining, and a drive to the front. 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 to fully appreciate the quality of location and floor space on offer.





**FRONT**

Driveway, flowerbeds.

**ENTRANCE HALL**

Double glazed door to front, wood effect flooring, coconut door mat, radiator and cover.

**LOUNGE**

14' 07" x 14' 06" (4.44m x 4.42m) Double glazed French doors to rear, double glazed window to rear, carpet, radiator.

**KITCHEN/DINER**

27' 0" x 13' 03" (8.23m x 4.04m) Range of matching wall and base units with worktops over, integrated oven and induction hob, integrated dishwasher, space for American fridge/freezer, space for washing machine, space for dryer, breakfast bar, under stairs cupboard, double glazed door to rear, double glazed window to side and rear, wood effect flooring, radiator, radiator and cover.



**BEDROOM**

13' 06" x 10' 03" (4.11m x 3.12m) Double glazed bay window to front, carpet, radiator.

**BEDROOM**

11' 07" x 10' 09" (3.53m x 3.28m) Double glazed bay window to front, carpet, radiator.

**BEDROOM**

12' 03" x 8' 10" (3.73m x 2.69m) Double glazed window to side, laminate flooring, radiator.

**SHOWER ROOM**

Low level WC, wash hand basin in vanity unit, double shower, opaque double glazed window to side, tiled walls, vinyl flooring, heated towel rail.



**STAIRS TO FIRST FLOOR LANDING**

Double glazed window to front, carpet.

**BEDROOM**

12' 01" x 10' 01" (3.68m x 3.07m) Built in wardrobe, double glazed window to rear, carpet, radiator and cover.

**BEDROOM**

9' 10" x 8' 10" (3m x 2.69m) (measurement not including wardrobes) Fitted wardrobe, double glazed window to rear, carpet, radiator and cover.

**BATHROOM**

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



**OTHER BENEFITS INCLUDE:**

**GARDEN**

60' 0" x 34' 0" (18.29m x 10.36m) Patio area with rest laid to lawn, side access, large shed.

**DOUBLE GLAZING**

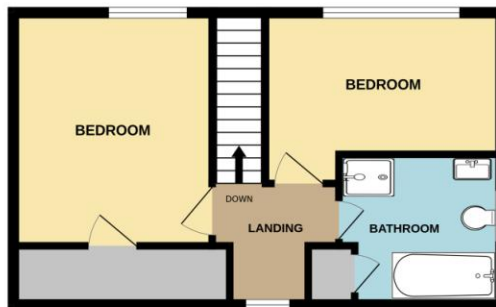
**CENTRAL HEATING SYSTEM**

**OFF STREET PARKING**

GROUND FLOOR  
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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