

THOMAS BROWN

ESTATES

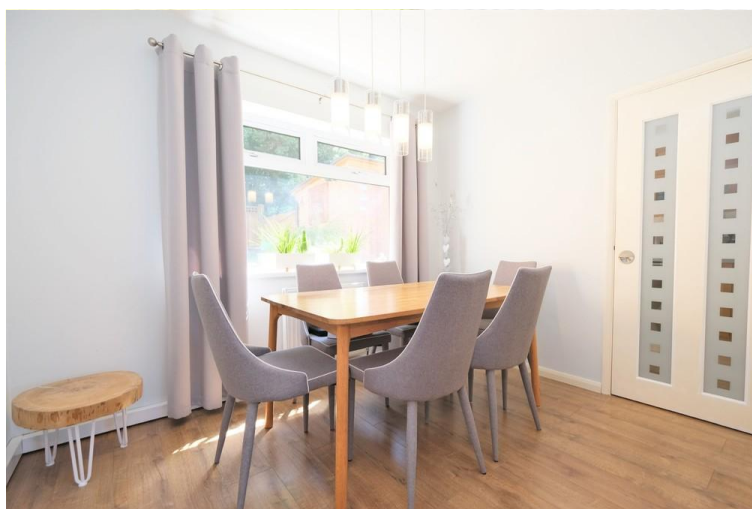
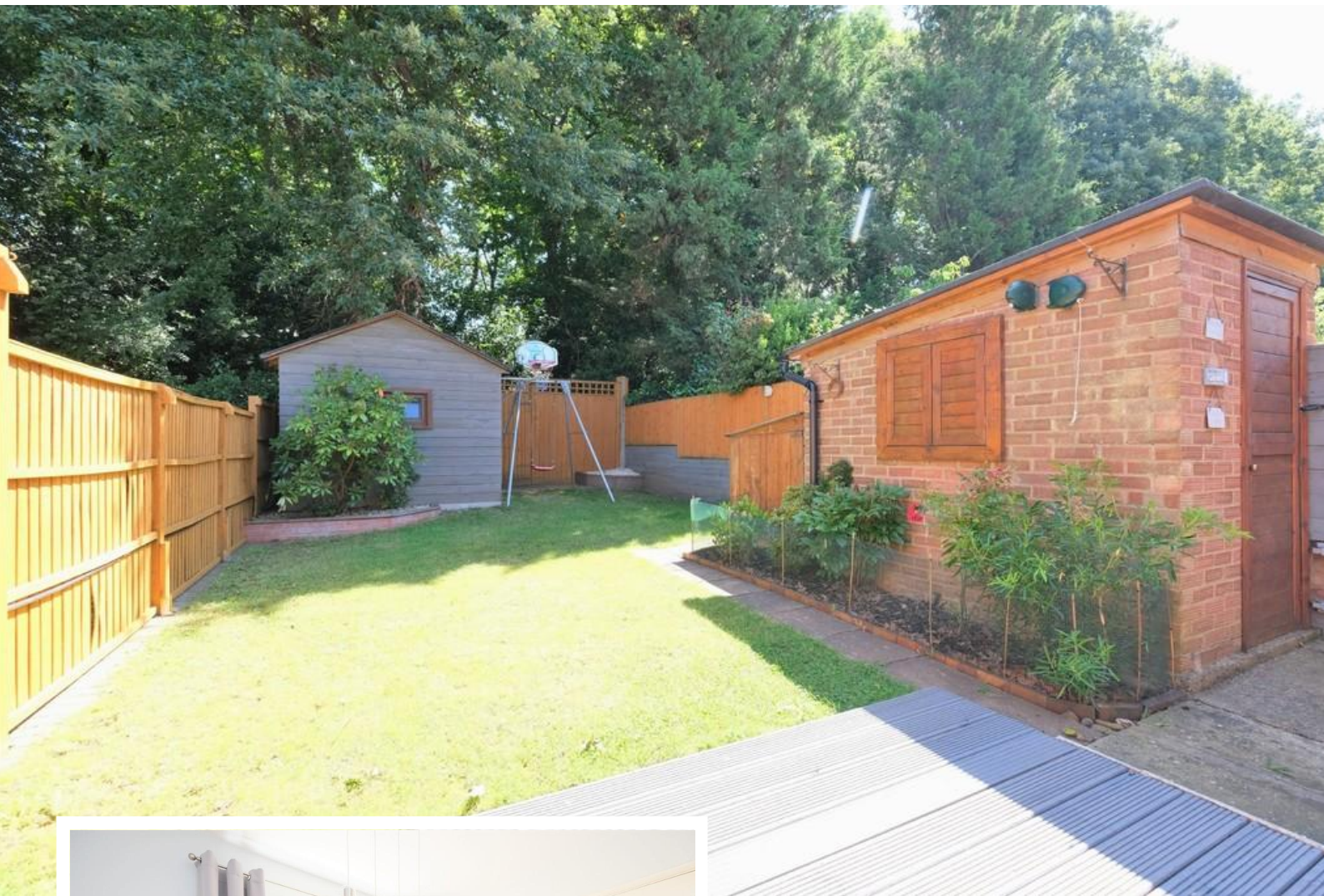


48 Barnfield Road, Orpington, BR5 3LR

Asking Price: £350,000

- 2 Double Bedroom, 2 Reception Room Mid Terrace House
- Views over Local Woodland to Rear & Timber Cabin
- Driveway for two vehicles
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented two double bedroom, two reception room mid terrace property being offered to the market with no forward chain and boasting a drive for two vehicles, views over local woodland to the rear and a timber built cabin. The accommodation on offer comprises: entrance porch and hallway, lounge, dining room and modern fitted kitchen 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 rear garden mainly laid to lawn with a brick built shed and timber cabin (currently being used as a gym). 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 to fully appreciate the quality of specification on offer.



ENTRANCE PORCH

Double glazed opaque door to front, double glazed opaque window to side, fitted storage, tiled flooring, radiator.

ENTRANCE HALL

Opaque door to front, tile effect flooring, two radiators.

LOUNGE

11' 8" x 11' 8" (3.56m x 3.56m) (measured at maximum)
Double glazed window to front, laminate flooring, radiator.

DINING ROOM

9' 11" x 7' 11" (3.02m x 2.41m) Double glazed window to rear, laminate flooring, radiator.

KITCHEN

9' 10" x 7' 6" (3m x 2.29m) Range of matching wall and base units with worktops over, integrated oven, integrated electric hob with extractor over, sink and drainer, space for fridge/freezer, space for dishwasher, space for washing machine, understairs storage cupboard, double glazed window and double glazed door to rear, tile effect flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet to stairs, laminate flooring on landing.

BEDROOM 1

15' 0" x 9' 3" (4.57m x 2.82m) (measured to front of wardrobe) Two built in wardrobes, two double glazed windows to front, carpet, two radiators.

BEDROOM 2

11' 0" x 7' 11" (3.35m x 2.41m) (measured to front of wardrobe) Built in wardrobe, double window to rear, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, two double glazed opaque windows to rear, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

OFF STREET PARKING

Blocked paved drive for two vehicles, flowerbeds, side access.

GARDEN

55' 0" x 20' 0" (16.76m x 6.1m) Laid to lawn, decked area, rear access to local woodland, side access.

BRICK BUILT SHED

8' 2" x 5' 2" (2.49m x 1.57m)

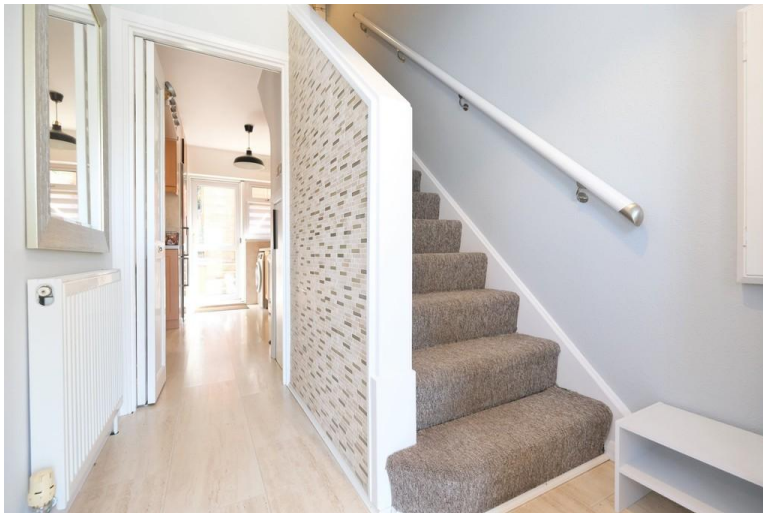
CABIN (PART STORAGE, PART GYM)

9' 6" x 8' 10" (2.9m x 2.69m) Door to side, double glazed window to front, power.

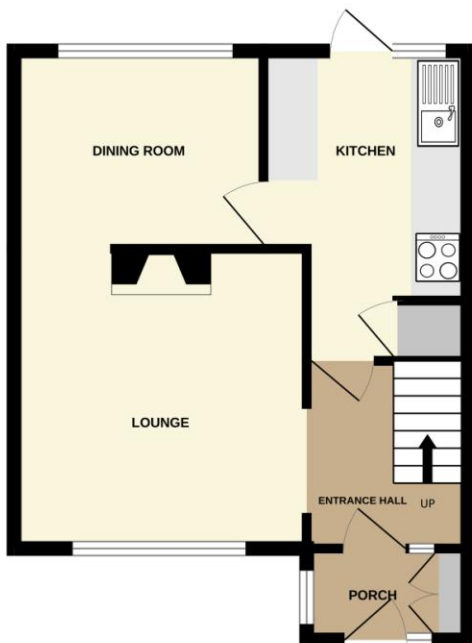
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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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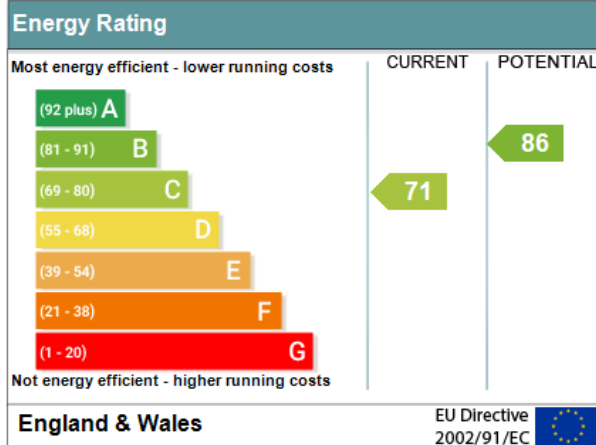
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 48 Barnfield Road, ORPINGTON, BR5 3LR
RRN: 7537-6328-6200-0179-9292



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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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