

# THOMAS BROWN

ESTATES

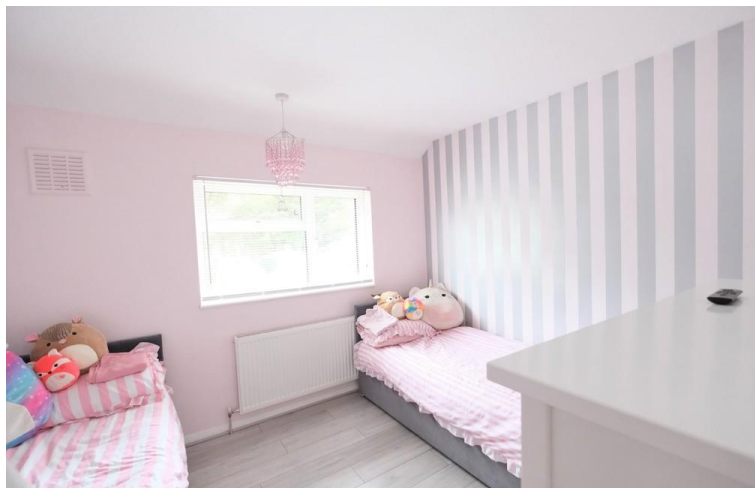
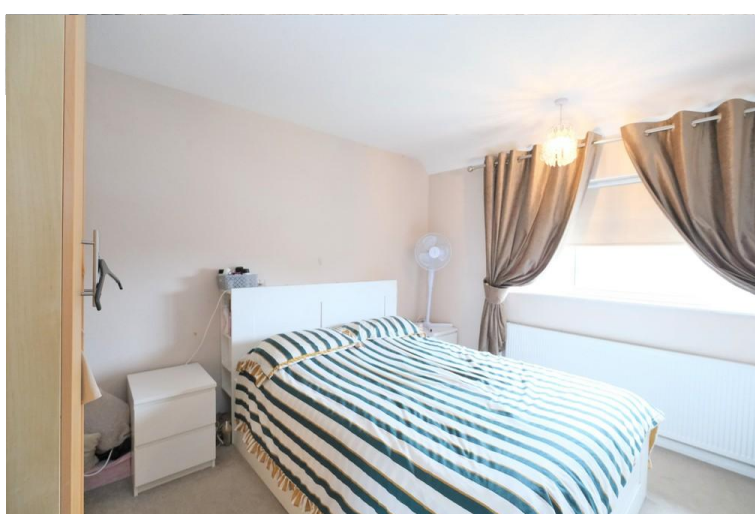


**77 Burrfield Drive, Orpington, BR5 4BY**

**Asking Price: £400,000**

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Well Located for Local Amenities
- Fantastic Potential to Extend (STPP)
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property, boasting fantastic potential to extend (STPP) and is being offered to the market with no forward chain, set within a popular residential location in Orpington within walking distance to many local amenities including Nugent Shopping Centre and St. Mary Cray Station. The property comprises: entrance hallway, lounge, dining room and fitted kitchen to the ground floor. To the first floor are three bedrooms, family bathroom and separate WC. Externally there is a good size rear garden mainly laid to lawn and the ability to create a driveway to the front (STPP). The property is well located for St. Mary Cray mainline station, bus routes, local shops including Nugent shopping centre and schools. Internal viewing is recommended. Please call Thomas Brown Estates to arrange an appointment to view.



#### ENTRANCE HALL

Double glazed door and panel to front, understairs storage, laminate flooring, radiator.

#### LOUNGE

13' 0" x 12' 2" (3.96m x 3.71m) Double glazing to front, laminate flooring, two radiators.

#### DINING ROOM

13' 0" x 9' 0" (3.96m x 2.74m) Double glazed window to rear, laminate flooring, radiator.

#### KITCHEN

10' 0" x 10' 0" (3.05m x 3.05m) Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, integrated washing machine, freestanding cooker with extractor over, space for fridge/freezer, plumbing for washing machine, tiled splashback, central heating boiler, double glazed window to rear, double glazed door to rear garden, laminate flooring.



#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft access, carpet.

#### BEDROOM 1

12' 0" x 11' 1" (3.66m x 3.38m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 0" x 10' 2" (3.35m x 3.1m) Double glazed window to rear, laminate flooring, radiator.



#### BEDROOM 3

8' 9" x 8' 0" (2.67m x 2.44m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Wash hand basin, bath with shower over, double glazed window to rear, tiled walls, vinyl flooring, radiator.

#### SEPARATE WC

Low level WC, double glazed window to rear, tiled walls, vinyl flooring.

#### OTHER BENEFITS INCLUDE:

#### FRONT GARDEN

Laid to lawn, pathway.

#### REAR GARDEN

70' 0" x 25' 0" (21.34m x 7.62m) (approx.) Patio area with rest laid to lawn, brick built shed, side access.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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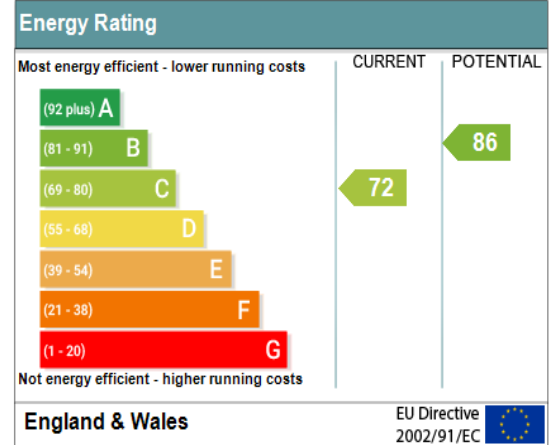
## Other Information:

**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold

Address: 77 Burrfield Drive, ORPINGTON, BR5 4BY  
RRN: 7337-4521-2300-0106-0226



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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