

THOMAS BROWN

ESTATES



92 Dyke Drive, Orpington, BR5 4LZ

Asking Price: £350,000

- 2 Double Bedroom Mid Terrace House
- Residents Parking & Garage En-Bloc
- Well Located for Orpington & St. Mary Cray Stations
- Potential to Extend (STPP)





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom terraced house set towards the end of a popular residential road in Orpington, boasting potential to extend STPP, residents parking and a garage en-bloc. The accommodation comprises; entrance porch and hall, lounge/diner with direct access to the rear garden and fitted kitchen to the ground floor. To the first floor there is a landing giving access to two double bedrooms, both with ample fitted wardrobes, and a shower room. Externally there is a well kept garden to the rear aspect of the property, parking for residents to the front and garage en-bloc. Please note the property does require modernisation and this has been reflected in the asking price. Dyke Drive is well located for Orpington High Street, Orpington and St. Mary Cray Station, local schools and bus routes. Internal viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the location on offer.



ENTRANCE PORCH

Double glazed opaque door to front, carpet.

ENTRANCE HALL

Double glazed opaque door to front, storage cupboard, carpet, radiator.

LOUNGE/DINER

18' 6" x 12' 4" (5.64m x 3.76m) Double glazed sliding door to rear, carpet, two radiators.

KITCHEN

11' 7" x 6' 4" (3.53m x 1.93m) Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated electric hob, space for fridge/freezer, space for washing machine, space for slimline dishwasher, double glazed window to front, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

10' 3" x 9' 10" (3.12m x 3m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 2

10' 2" x 9' 10" (3.1m x 3m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle, tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

48' 0" (14.63m) Patio area with rest laid to lawn.

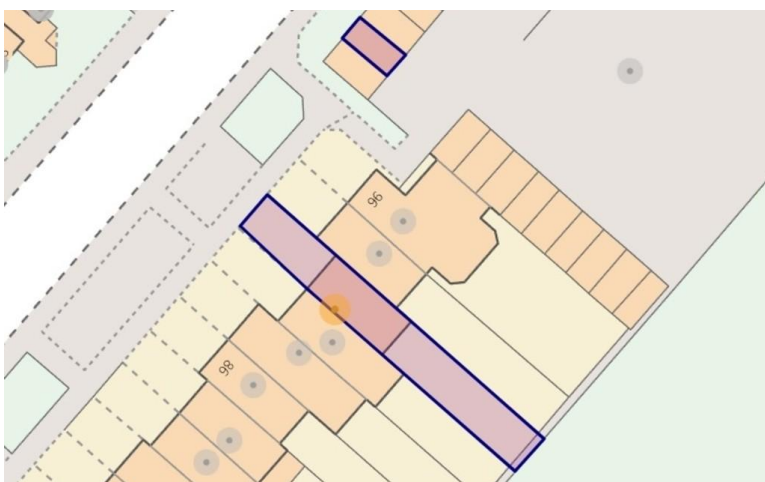
TO FRONT

Residents parking.

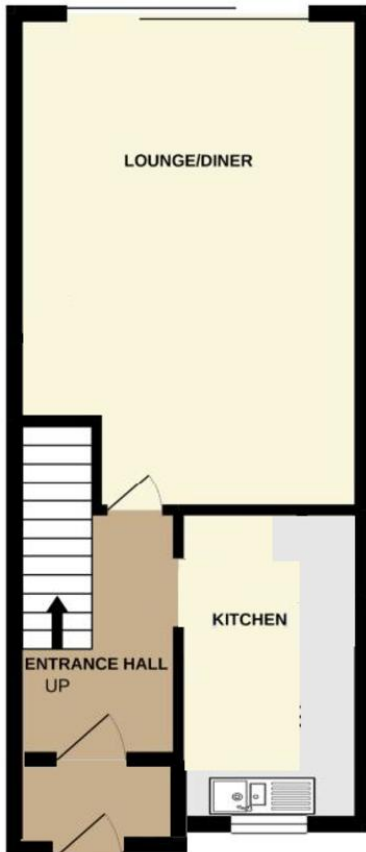
GARAGE EN-BLOC

DOUBLE GLAZING

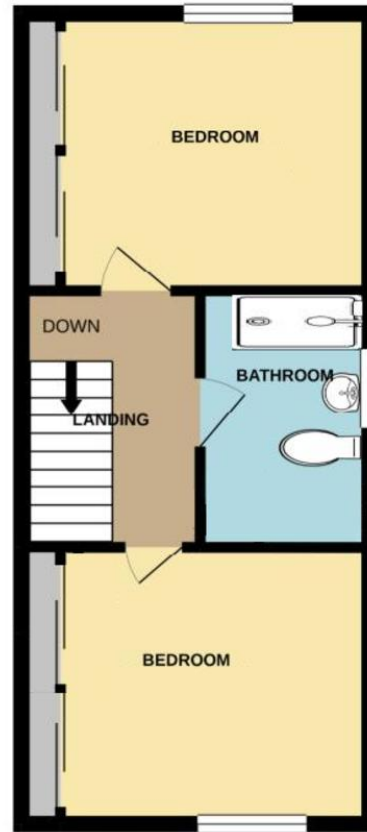
CENTRAL HEATING SYSTEM



GROUND FLOOR



1ST FLOOR



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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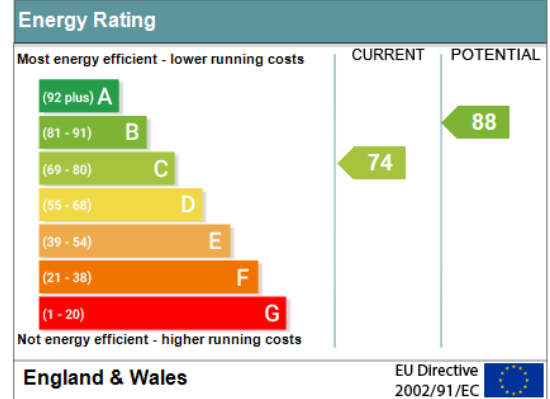
Address: 92 Dyke Drive, ORPINGTON, BR5 4LZ
RRN: 6134-3029-3300-0767-4226



Construction: Standard

Council Tax Band: D

Tenure: Freehold



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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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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