

# THOMAS BROWN

ESTATES



**31 Turnpike Drive, Orpington, BR6 7SJ**

**Asking Price: £600,000**

- 2 Double Bedroom Semi-Detached Bungalow
- 24'2 x 24'10 Open Plan Kitchen/Family Room
- Well Located for Local Shops & Stations
- Recently Extended and Refurbished





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, recently extended and refurbished two double bedroom semi-detached bungalow finished to a high specification throughout and boasting easy walking distance to local shops and station, while having the countryside on your doorstep. The accommodation comprises: entrance hallway, two double bedrooms, shower room and a fantastic 24'2x24'10 open plan kitchen/family room with sliding doors to the landscaped rear garden. Externally there is a detached garage, driveway for numerous vehicles and a wonderful landscaped rear garden perfect for alfresco dining and entertaining. Turnpike Drive is well located for local schools, shops, bus routes and Chelsfield/Knockholt mainline stations. Internal viewing is recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location, floorspace and standard of accommodation on offer.



#### ENTRANCE HALL

Composite door to side, wood effect flooring, radiator.

#### KITCHEN/FAMILY ROOM

24' 10" x 24' 02" (7.57m x 7.37m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated induction hob with extractor hood, integrated fridge/freezer, space for washing machine, space for dishwasher, central island, double glazed window to side, double glazed sliding door to rear, double glazed panel to rear, two skylights, wood effect flooring, two radiators.



#### BEDROOM 1

12' 10" x 11' 01" (3.91m x 3.38m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

10' 11" x 9' 09" (3.33m x 2.97m) Double glazed window to front, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, walk-in shower with rainforest shower head and shower attachment, two double glazed opaque windows to side, electric underfloor heating, wood effect flooring, heated towel rail.



#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

54' 0" x 42' 0" (16.46m x 12.8m) Landscaped, patio area with rest laid to lawn, artificial lawn.

#### FRONT GARDEN/OFF STREET PARKING

Drive for multiple vehicles, laid to lawn.

#### DETACHED GARAGE

16' 0" x 10' 05" (4.88m x 3.18m) Up and over door, window to side.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

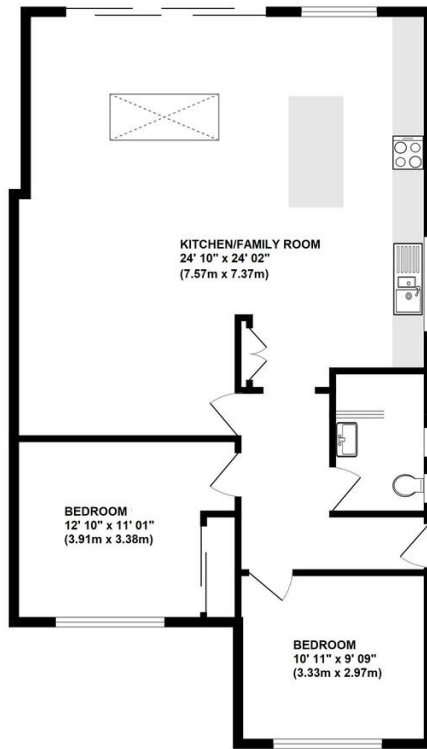
#### ALARMED

PLANNING PERMISSION GRANTED SEPT 2024 - DC/24/02131/FULL6 - Hipped to gable loft conversion with rear dormer including a rear Juliet balcony and three front roof lights



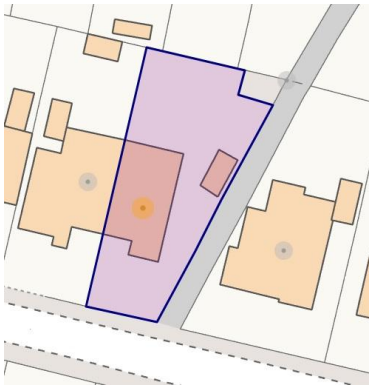
GROUND FLOOR  
905 sq.ft. (84.1 sq.m.) approx.

GARAGE  
171 sq.ft. (15.9 sq.m.) approx.

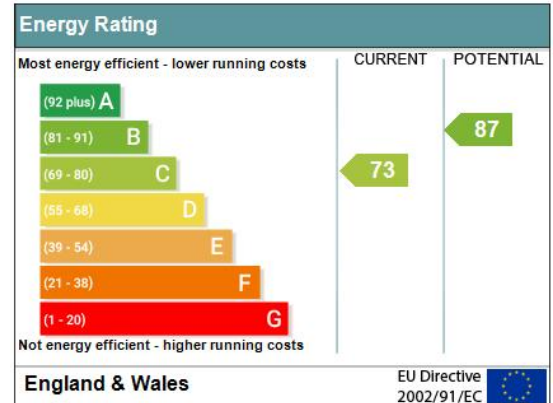


TOTAL FLOOR AREA: 1077 sq.ft. (100.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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.  
Made with Metroplan 12/2014



Address: 31 Turnpike Drive, ORPINGTON, BR6 7SJ  
RRN: 0340-2724-0480-2994-3075



**Construction: Standard**

**Council Tax Band: E**

**Tenure: Freehold**

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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