

THOMAS BROWN

ESTATES

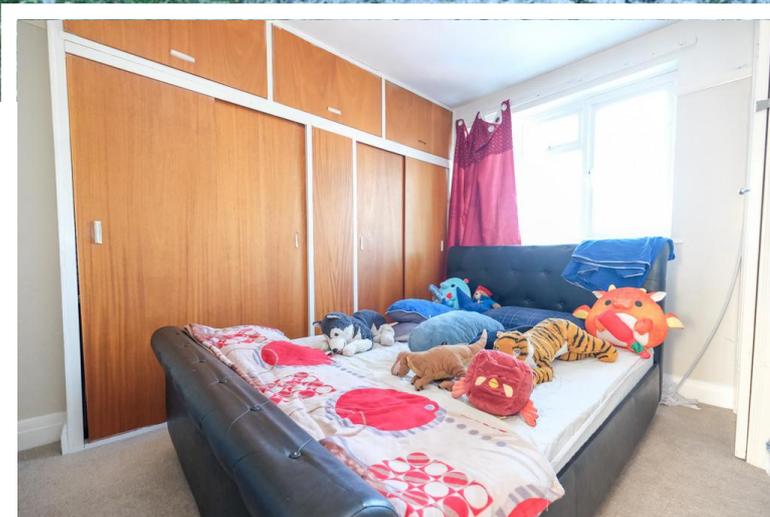
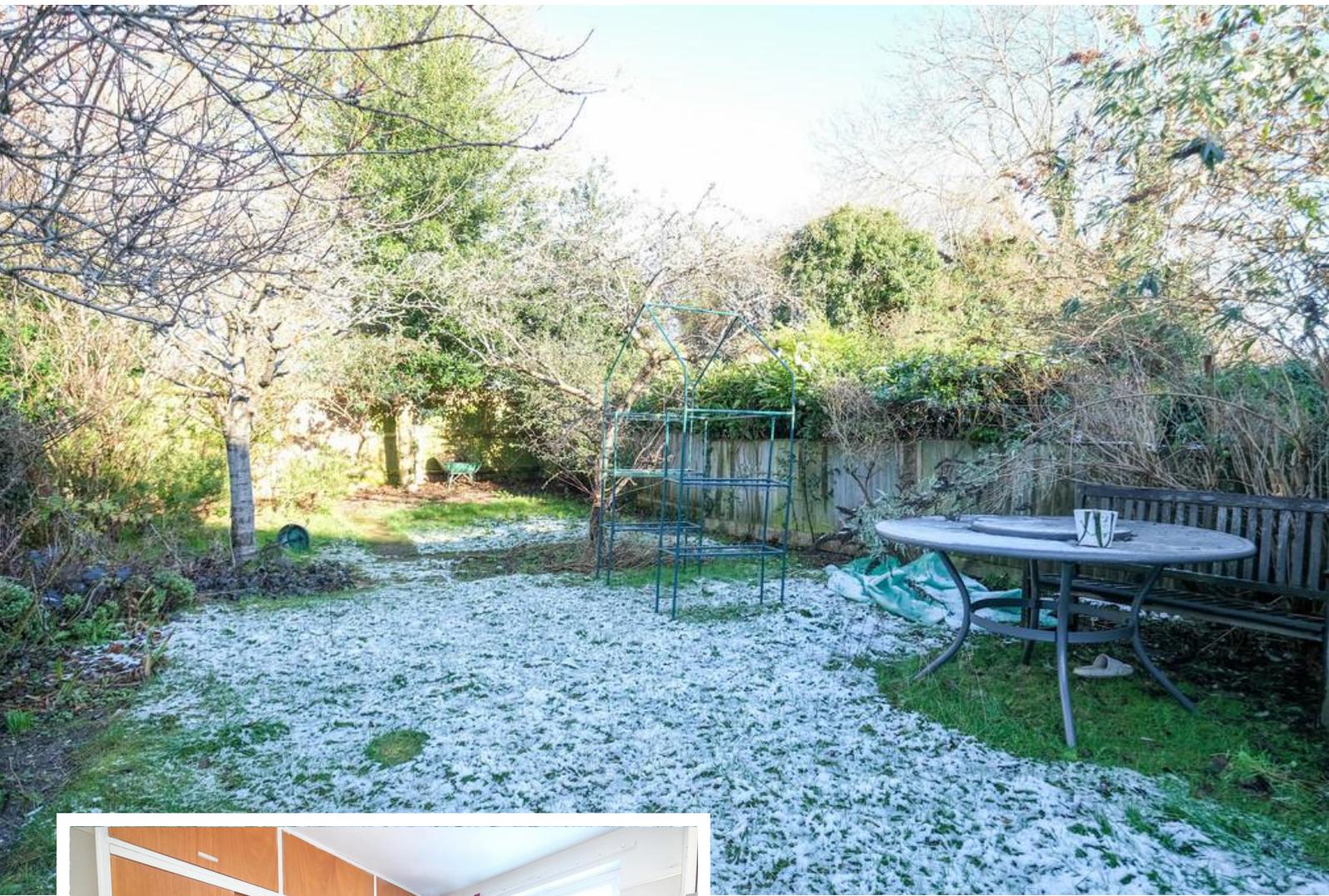


41 Borkwood Way, Orpington, BR6 9PB

Fixed Price: £565,000

- 3 Bedroom Semi-Detached House
- Potential to Extend (STPP)
- Close Proximity to Many Local Schools & Orpington Station
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property situated on the ever popular Davis Estate with the added bonus of being offered to the market with no forward chain. The property is within close proximity to Warren Road and Tubbenden Primary Schools, Darrick Wood, Newstead Wood, and St. Olaves Schools - and is also well located for Orpington Station. The property comprises; entrance porch and hallway, open plan lounge/dining room, kitchen and a conservatory to the ground floor. To the first floor are three bedrooms, family bathroom and a separate WC. Externally there is a rear garden mainly laid to lawn, garage to the side and front garden laid to lawn. STPP the property does have potential to extend across the rear and/or into the loft space as many have done in the local roads. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location on offer.



ENTRANCE PORCH

Double glazed door to front.

ENTRANCE HALL

Door to front, double glazed opaque panel to side, laminate flooring.

LOUNGE/DINER

25' 11" x 11' 01" (7.9m x 3.38m) Double glazed sliding door to rear, double glazed window to front, laminate flooring, two radiators.

KITCHEN

10' 05" x 6' 02" (3.18m x 1.88m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob, integrated fridge, integrated microwave, integrated washing machine, space for dishwasher, two double glazed opaque panels to side, double glazed door to rear, laminate flooring.

CONSERVATORY

9' 11" x 9' 08" (3.02m x 2.95m) Double glazed French doors to rear, carpet tiles.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque panel to side.

BEDROOM 1

12' 10" x 10' 02" (3.91m x 3.1m) Double glazed window to front, carpet, radiator.

BEDROOM 2

12' 07" x 8' 05" (3.84m x 2.57m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 04" x 6' 03" (2.84m x 1.91m) Double glazed window to front, carpet, radiator.

BATHROOM

Wash hand basin, bath with shower over, double glazed opaque window to side, vinyl flooring, heated towel rail.

SEPARATE WC

Low level WC, double glazed opaque window to side, vinyl flooring.

OTHER BENEFITS I INCLUDE:

REAR GARDEN

74' 0" x 21' 0" (22.56m x 6.4m) Laid to lawn, side access.

FRONT GARDEN

Laid to lawn, potential to create a driveway (STPP)

GARAGE

18' 0" x 9' 0" (5.49m x 2.74m)

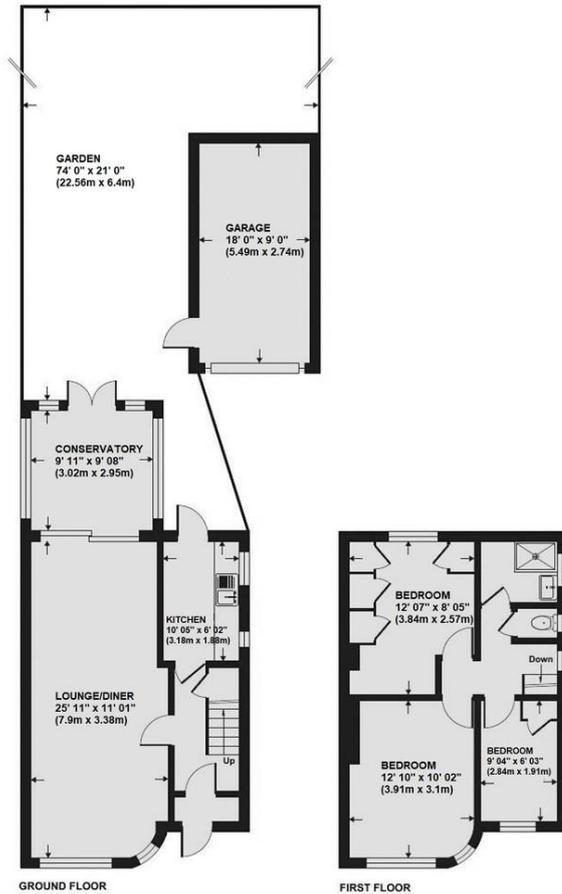
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



Approximate Area = 943 sq ft / 88 sq m
 Garage = 162 sq ft / 15 sq m
 Total = 1105 sq ft / 103 sq m
 For identification only - Not to scale



Construction: Standard
Council Tax Band: E
Tenure: Freehold

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