

# THOMAS BROWN

## ESTATES



**91 Lockesley Drive, Orpington, BR5 2AB**

**Fixed Price: £500,000**

- 3 Bedroom, 2 Reception Room Semi-Detached House
- Well Located for St. Mary Cray & Petts Wood Stations
- Potential to Extend Further (STPP)
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property situated within the ever popular Poverest area of Orpington, boasting walking distance to Petts Wood and St. Mary Cray Stations as well as backing onto Poverest Park. The property is being offered to the market with no forward chain and comprises: entrance hall, open plan lounge and dining room, modern fitted kitchen and a conservatory to the ground floor. To the first floor are three bedrooms and the family bathroom. Externally there is a well presented rear garden perfect for entertaining and alfresco dining and off street parking to the front via the driveway. STPP there is great potential to extend further across the rear and/or into the loft space as many have done in the local area. Lockesley Drive is well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of specification and location on offer.



#### ENTRANCE HALL

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

#### LOUNGE

14' 11" x 12' 06" (4.55m x 3.81m) Double glazed window to front, tiled flooring, radiator.

#### DINING ROOM

10' 11" x 9' 05" (3.33m x 2.87m) Double glazed French doors to conservatory, tiled flooring, radiator.

#### KITCHEN

10' 10" x 9' 09" (3.3m x 2.97m) 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 with extractor over, integrated dishwasher, space for fridge/freezer, space for washing machine, double glazed window to rear, double glazed door to side, tiled flooring.



#### CONSERVATORY

12' 05" x 8' 04" (3.78m x 2.54m) Brick base, double glazed windows to side and rear, double glazed French door to side, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM 1

15' 06" x 10' 05" (4.72m x 3.18m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

12' 03" x 10' 10" (3.73m x 3.3m) Two built in wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

9' 05" x 8' 02" (2.87m x 2.49m) Double glazed window to front, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:



#### SOUTH FACING GARDEN

60' 0" (18.29m) Patio, mature flowerbeds, pond, summerhouse, brick storage sheds, side access.

#### OFF STREET PARKING

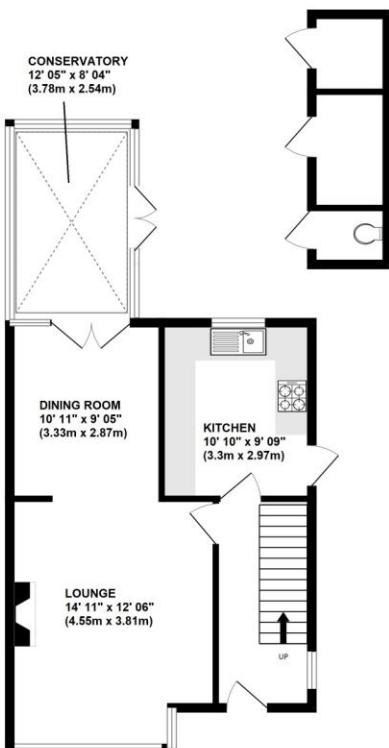
Block paved drive.

#### DOUBLE GLAZING

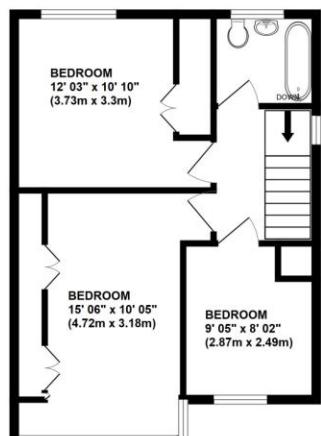
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

**GROUND FLOOR**  
632 sq.ft. (58.7 sq.m.) approx.



**1ST FLOOR**  
471 sq.ft. (43.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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 inaccuracy. Prospective buyers should not rely on any statement made in these particulars as to the operability or efficiency of 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 Hemipoly (2022)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		86
(81-91) <b>B</b>		65
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
WWW.EPC4U.COM		

**Construction: Standard**

**Council Tax Band: D**

**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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