

# THOMAS BROWN

ESTATES



**15 Friar Road, Orpington, BR5 2BL**

**Asking Price: £595,000**

- 3/4 Bedroom Extended Semi-Detached House
- Well Located for Poverest Park & Stations
- Highly Desirable Location
- Renovated & Immaculately Presented





## Property Description

Thomas Brown Estates are delighted to present this beautifully renovated and immaculately presented three/four bedroom semi-detached home, which has been thoughtfully extended to the rear and side. Finished to a high standard throughout by the current owner, this exceptional property must be viewed to fully appreciate both the quality of accommodation and its highly desirable location.

Ideally situated within walking distance of Poverest Park and the main line stations at Petts Wood and St. Mary Cray, the property also benefits from convenient access to a range of local amenities, including Nugent Retail Park, as well as the popular high streets of Orpington and Petts Wood.

The ground floor offers a welcoming entrance hallway leading to a spacious lounge with bi-fold doors opening into the dining area, which in turn flows into a superb open plan family room. The ground floor also features an extended modern fitted kitchen, a versatile fourth bedroom or study, and a practical utility room.

Upstairs, the first floor comprises three well-proportioned bedrooms and a stylish family bathroom, complete with both a separate bath and shower.

Externally, the property boasts a beautifully landscaped rear garden with a patio area ideal for outdoor dining and entertaining. To the front, there is a private driveway providing off-street parking. At the rear of the garden, a double garage offers excellent additional space with potential uses including storage, a home gym, or a home office.

Friar Road is ideally located close to well-regarded schools, local shops, bus routes, and both St. Mary Cray and Petts Wood stations. Early viewing is highly recommended. Please contact Thomas Brown Estates to arrange an appointment.



#### ENTRANCE HALL

Composite door to front, Kardean flooring, radiator.

#### LOUNGE

15' 01" x 12' 07" (4.6m x 3.84m) Feature fireplace, bi-folding doors to dining room, double glazed window with shutters to front, Kardean flooring, radiator.

#### DINING ROOM

10' 10" x 9' 05" (3.3m x 2.87m) (open plan to family room) Kardean flooring, radiator.

#### FAMILY ROOM

11' 07" x 9' 09" (3.53m x 2.97m) Double glazed window to rear, double glazed bi-folding doors to garden, two Velux windows, Kardean flooring, radiator.

#### KITCHEN

18' 0" x 12' 07" (5.49m x 3.84m) Range of matching wall and base units with worktops over, butler sink with Quooker tap, integrated oven, integrated induction hob, integrated dishwasher, double glazed window and double glazed door to rear, Kardean flooring, radiator.

#### UTILITY ROOM

Space for fridge/freezer, space for washing machine, tile effect flooring.

#### BEDROOM 4/STUDY

10' 03" x 7' 09" (3.12m x 2.36m) Double glazed window to front, carpet, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

12' 10" x 10' 11" (3.91m x 3.33m) Fitted wardrobes, double glazed window with shutters to front, carpet, radiator.

#### BEDROOM 2

10' 11" x 10' 11" (3.33m x 3.33m) Fitted wardrobes, double glazed window with shutters to rear, carpet, radiator.

#### BEDROOM 3

8' 10" x 7' 09" (2.69m x 2.36m) Fitted storage, double glazed window with shutters to front, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath, shower with rainforest head and shower attachment, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

70' 0" x 32' 0" (21.34m x 9.75m) Patio area with rest laid to lawn, mature flowerbeds, shed.

#### DOUBLE GARAGE TO REAR

20' 10" x 19' 02" (6.35m x 5.84m) Up and over door, double glazed door, power and light.

#### OFF STREET PARKING

Block paved drive.

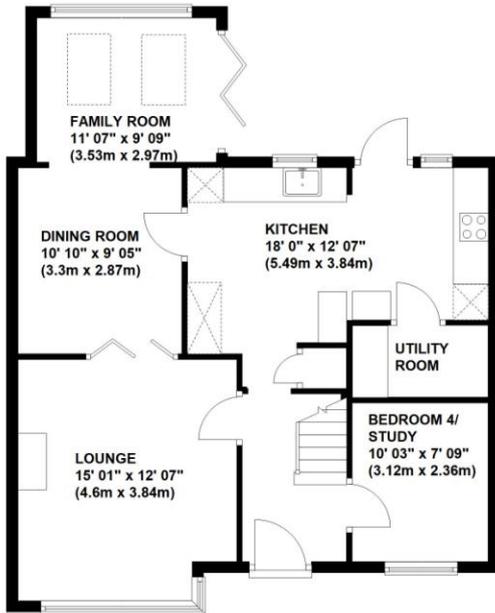
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



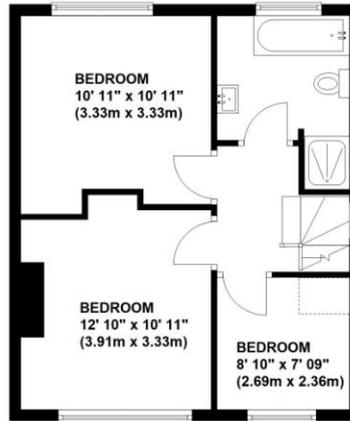
### Ground Floor

Approx. 66.3 sq. metres (735.2 sq. feet)



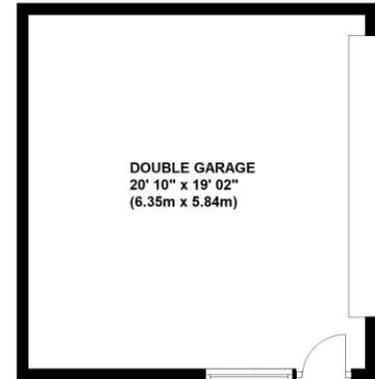
### First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



### Outbuilding

Approx. 37.0 sq. metres (398.2 sq. feet)



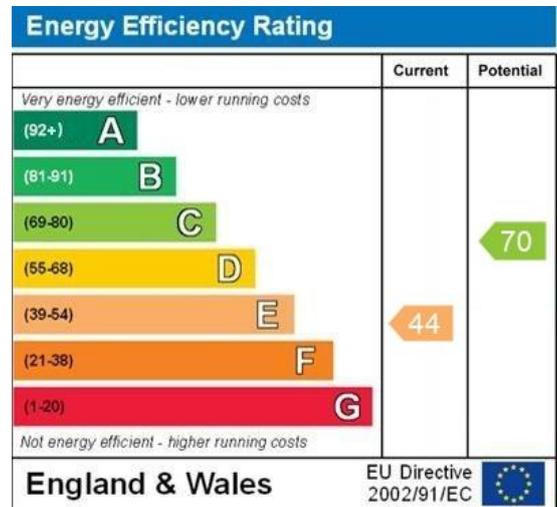
Total area: approx. 145.4 sq. metres (1564.8 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



**Council Tax Band: D**

**Tenure: Freehold**



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