

THOMAS BROWN

ESTATES



91 Borkwood Way, Orpington, BR6 9PE

Asking Price: £514,000

- 3 Bedroom Semi-Detached Bungalow
- Potential to Extend into Loft Space (STPP)
- Sought After Location
- No Forward Chain, Rear Extended





Property Description

Thomas Brown Estates are delighted to offer this rear extended and reconfigured, very well presented three bedroom semi-detached bungalow situated on the ever popular Davis Estate boasting great potential to extend into the loft space (STPP) and a fantastic lounge/dining room with direct access to the rear garden. 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. Please note the property has been extended to the rear and also reconfigured resulting in larger bedrooms and bathroom as well as the kitchen being moved resulting in this bungalow being unique for the development. The property comprises; entrance hall, spacious open plan lounge/dining room, modern fitted kitchen, three bedrooms and family bathroom with separate bath and shower. Externally there is a rear garden mainly laid to lawn with a patio perfect for alfresco dining and entertaining, garage (storage only) and off street parking to the front. Borkwood Way is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and layout on offer.



ENTRANCE HALL

Wooden door to front, storage cupboard, carpet, radiator.

LOUNGE/DINER

27' 06" (8.38m) (total length)

Lounge (16' 03 x 16' 01): Two double glazed windows to rear, double glazed French doors to rear, carpet, three radiators.

Dining room (11' 07 x 10' 0): Carpet.

KITCHEN

11' 2" x 7' 9" (3.4m x 2.36m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed opaque window to side, vinyl flooring.



BEDROOM 1

13' 3" x 10' 11" (4.04m x 3.33m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

13' 6" x 7' 3" (4.11m x 2.21m) (measured at maximum) Built in storage, double glazed window to front, carpet, radiator.



BEDROOM 3

7' 8" x 7' 7" (2.34m x 2.31m) Double glazed opaque window to side, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath, shower with rainforest head and shower attachment, double glazed window to side, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

63' 0" (19.2m) Patio area with rest laid to lawn.

DETACHED GARAGE (STORAGE ONLY)

15' 11" x 9' 6" (4.85m x 2.9m) Up and over door, window to side.

OFF STREET PARKING

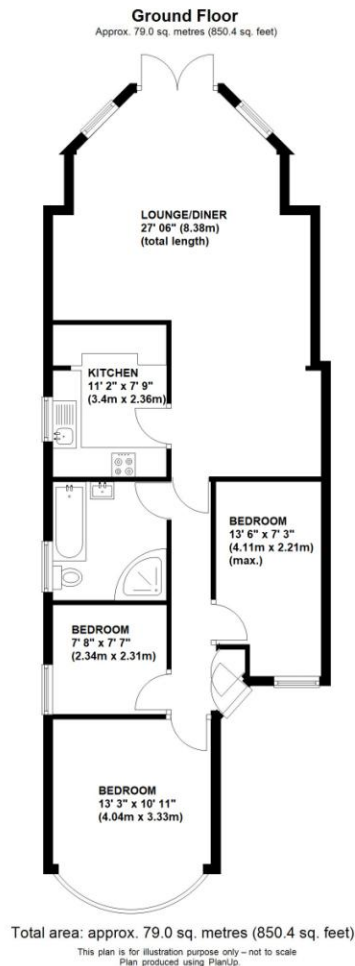
Block paved drive, flowerbed.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

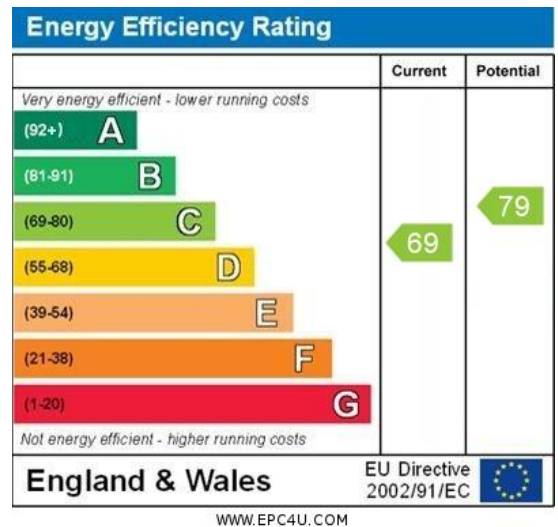
NO FORWARD CHAIN





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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ESTATES