

# THOMAS BROWN

ESTATES



**86 Lockesley Drive, Orpington, BR5 2AF**

**Asking Price: £514,500**

- 3 Bedroom Extended Semi-Detached House
- Potential to Extend Further (STPP)
- Well Located for Petts Wood & St. Mary Cray Stations
- Open Plan Lounge/Diner, Conservatory







## Property Description

Thomas Brown Estates are delighted to offer this extended three bedroom semi-detached property boasting fantastic potential to extend (STPP) further across the rear and/or into the loft and is located within walking distance to Poverest Park, Petts Wood and St. Mary Cray Stations, and close to local shops - including the popular Nugent Retail Park and Orpington/Petts Wood High Streets. The accommodation on offer comprises: entrance hall, lounge that is open plan to the dining room which leads to the conservatory, kitchen, covered lobby area and utility room/WC to the ground floor. To the first floor are three bedrooms and the family bathroom with separate bath and shower cubicle. Externally there is a mature rear garden mainly laid to lawn with a gazebo and decked area perfect for entertaining and alfresco dining and off street parking to the front via the driveway for two vehicles. 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 location on offer.





#### ENTRANCE HALL

Double glazed door to front, double glazed opaque window to side, understairs storage, carpet, radiator.

#### LOUNGE/DINER

26' 11" x 12' 9" (8.2m x 3.89m) (measured at maximum)  
Double glazed window to front, double glazed sliding door to conservatory, carpet, two radiators.

#### CONSERVATORY

12' 2" x 10' 1" (3.71m x 3.07m) Brickbase, double glazed window to rear and side, double glazed French doors to side, laminate flooring, three radiators.

#### KITCHEN

10' 11" x 9' 1" (3.33m x 2.77m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated electric hob with extractor over, space for fridge/freezer, tiled splashback, double glazed window to rear, tiled flooring, radiator.



#### UTILITY ROOM/WC

Low level WC, space for washing machine, space for tumble dryer, double glazed opaque window to rear and side, tiled flooring.

#### COVERED SIDE ACCESS

Storage cupboard, door to front, door to rear, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed opaque window to side, carpet.



#### BEDROOM 1

15' 4" x 10' 5" (4.67m x 3.18m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 0" x 10' 1" (3.35m x 3.07m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

9' 4" x 8' 4" (2.84m x 2.54m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, shower cubicle, double glazed opaque window to rear, tiled walls, vinyl flooring, radiator.



#### OTHER BENEFITS I INCLUDE:

#### GARDEN

70' 0" x 29' 7" (21.34m x 9.02m) Patio and decked areas with rest laid to lawn, pond, flowerbeds, workshop with power and light, gazebo, greenhouse.

#### FRONT GARDEN/OFF STREET PARKING

Driveway for two vehicles, laid to lawn, mature shrubs.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 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 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.  
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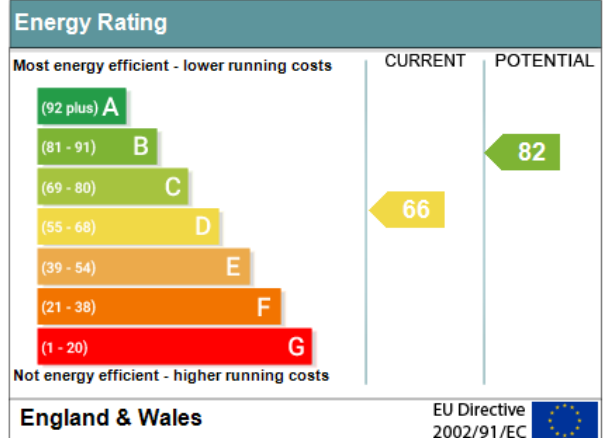
## Other Information:

**Council Tax Band:** D

**Construction:** Standard

**Tenure:** Freehold

**Address:** 86 Lockesley Drive, ORPINGTON, BR5 2AF  
**RRN:** 0489-3030-8201-8327-0204



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