

THOMAS BROWN

ESTATES



51 Hayfield Road, Orpington, BR5 2DL

Asking Price: £485,000

- 3 Bedroom Detached Bungalow
- Well Located for Local Shops & Stations
- Fantastic Potential to Extend (STPP)
- No Forward Chain





Property Description

*****CALL FOR IMMEDIATE ACCESS***** Thomas Brown Estates are delighted to offer this three bedroom detached bungalow, being offered to the market with no forward chain, boasting walking distance to Petts Wood and St. Mary Cray Stations, and close to local shops including the popular Nugent Retail Park and Petts Wood High Street. The accommodation on offer comprises: entrance hall, lounge that is open plan to the conservatory, modern fitted kitchen, shower room and three bedrooms. Externally there is a rear garden mainly laid to lawn with a raised decked area perfect for alfresco dining and entertaining, and a drive to the front. STPP the property has fantastic potential to extend across the rear and/or into the loft space as many have done in the local area. Hayfield Road is very 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 and potential to extend (STPP).





ENTRANCE HALL

Double glazed door to front, storage cupboard, carpet, radiator.

LOUNGE

15' 0" x 11' 8" (4.57m x 3.56m) (open plan to conservatory) Double glazed opaque window to side, carpet, radiator.

CONSERVATORY

14' 10" x 8' 0" (4.52m x 2.44m) Double glazed opaque windows to side, double glazed windows to rear, double glazed French doors to rear, laminate flooring, two radiators.



KITCHEN

11' 7" x 7' 6" (3.53m x 2.29m) 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, laminate flooring.

BEDROOM 1

13' 5" x 11' 2" (4.09m x 3.4m) Double glazed bay window to front, carpet, radiator.

BEDROOM 2

12' 3" x 10' 9" (3.73m x 3.28m) Double glazed bay window to front, carpet, radiator.



BEDROOM 3

10' 7" x 7' 5" (3.23m x 2.26m) Double glazed window to side, vinyl flooring, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle with rainforest head and shower attachment, double glazed opaque window to side, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

65' 0" x 35' 09" (19.81m x 10.9m) Decked area with rest laid to lawn, mature shrubs and flowerbeds.

FRONT GARDEN/OFF STREET PARKING

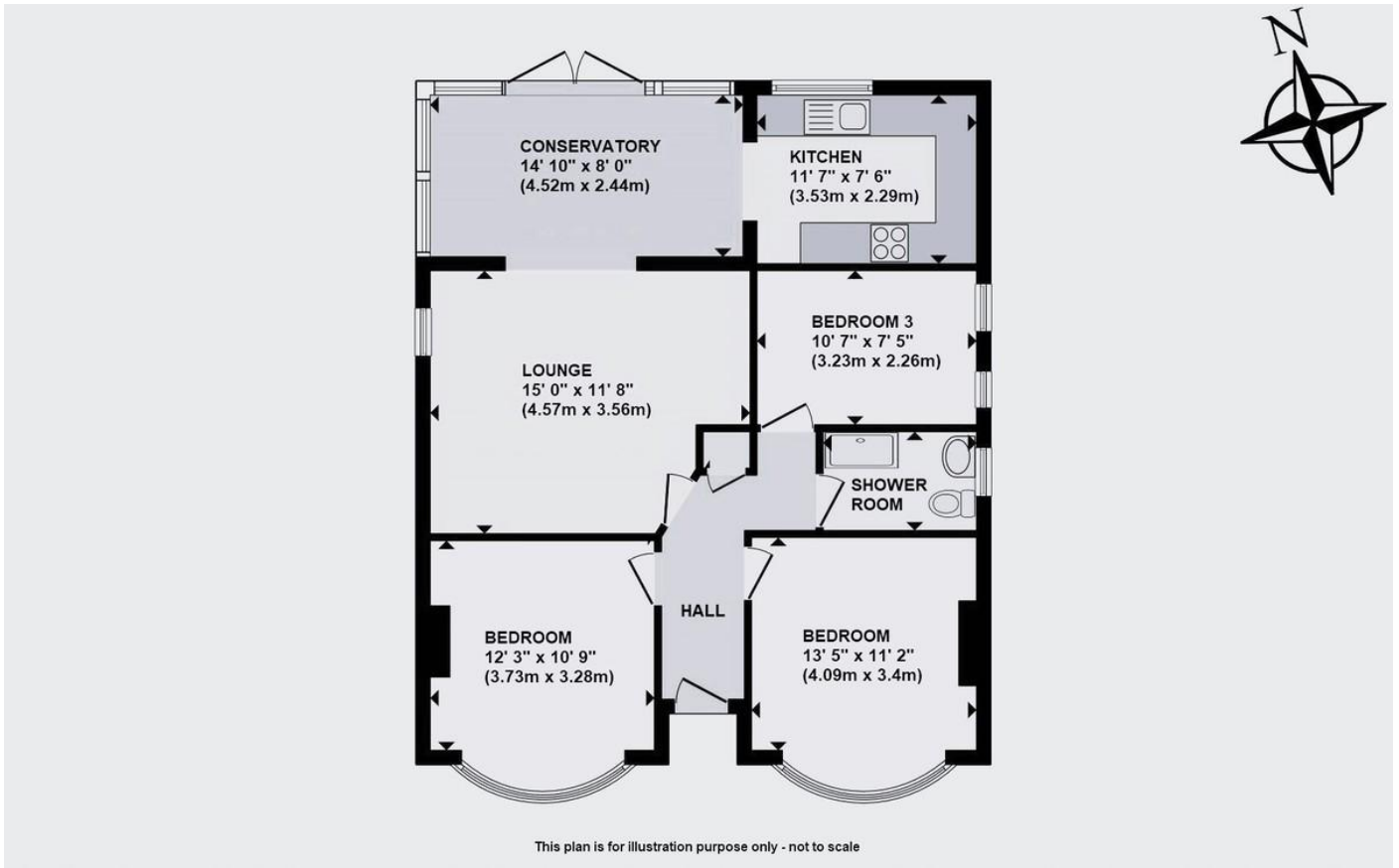
Drive, path to front door, laid to lawn, mature hedges and flowerbeds.

DOUBLE GLAZING

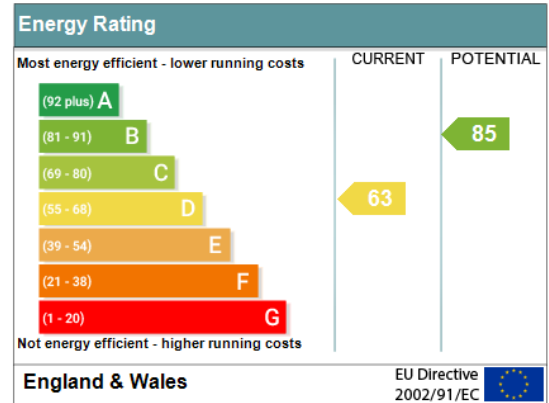
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





Address: 51 Hayfield Road, ORPINGTON, BR5 2DL
 RRN: 9434-6927-1300-0825-5292



Construction: Standard

Council Tax Band: E

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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