

# THOMAS BROWN

ESTATES



**92 Friar Road, Orpington, BR5 2BP**

**Asking Price: £600,000**

- 3 Bedroom Extended Detached House
- Well Located for Local Schools & Stations
- 2 Reception Room, Conservatory
- Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this extended three bedroom, two reception room detached property, ideally positioned within walking distance of Poverest Park, Petts Wood and St. Mary Cray mainline stations, the property is also conveniently located for local shops, including Nugent Retail Park and Orpington and Petts Wood High Streets.

The ground floor accommodation comprises an entrance hallway, 18' lounge, dining room that leads to the kitchen and a spacious conservatory with views over the rear garden. To the first floor are three well-proportioned bedrooms and the family bathroom.

Externally, the property boasts a mature rear garden and a driveway to the front.

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



#### ENTRANCE HALL

Double glazed opaque door to side, coconut mat, radiator.

#### LOUNGE

18' 0" x 12' 04" (5.49m x 3.76m) Double glazed bay window to front, carpet, radiator.

#### DINING ROOM

12' 01" x 8' 01" (3.68m x 2.46m) Double glazed window to side, carpet, radiator.

#### KITCHEN

11' 05" x 9' 06" (3.48m x 2.9m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for cooker, space for undercounter fridge, space for undercounter freezer, space for washing machine, space for dishwasher, space for tumble dryer, double glazed window to side, double glazed window and double glazed doors to conservatory, tiled flooring.

#### CONSERVATORY

15' 0" x 11' 02" (4.57m x 3.4m) Brick base, double glazed windows to sides and rear, double glazed French doors to rear, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

13' 04" x 12' 06" (4.06m x 3.81m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 08" x 9' 05" (3.56m x 2.87m) Double glazed window to rear, Velux window, carpet, radiator.

#### BEDROOM 3

8' 08" x 8' 01" (2.64m x 2.46m) Double glazed window to side, carpet, radiator.

#### BATHROOM

WC, wash hand basin, bath with shower over and shower attachment, double glazed opaque window to rear, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

52' 0" (15.85m) Patio area with rest laid to lawn, mature shrubs and flowerbeds.

#### FRONT

Drive, mature shrubs.

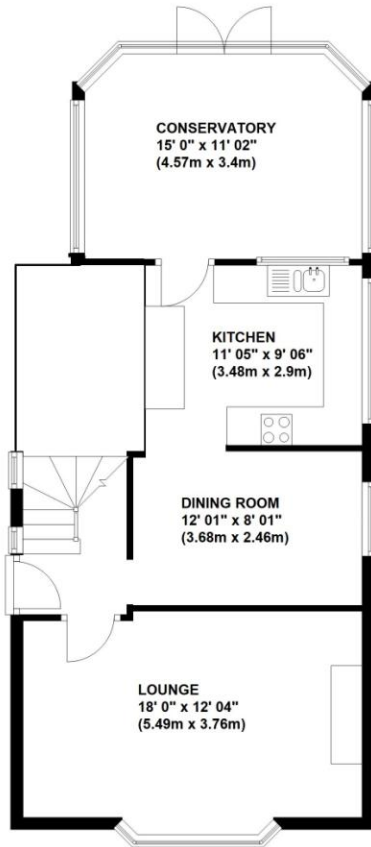
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



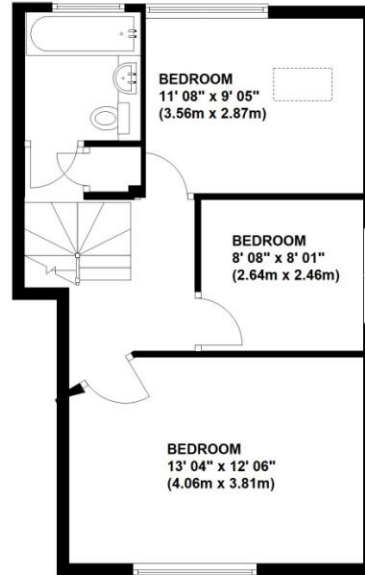
### Ground Floor

Approx. 62.4 sq. metres (672.1 sq. feet)



### First Floor

Approx. 40.3 sq. metres (433.3 sq. feet)



Total area: approx. 102.7 sq. metres (1105.4 sq. feet)

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



**Council Tax Band: E**

**Tenure: Freehold**

| Energy Efficiency Rating                           |          | Current | Potential               |
|--|----------|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> |          |         |                         |
| (92-100)   | <b>A</b> |         |                         |
| (81-91)  | <b>B</b> |         | 81                      |
| (69-80)  | <b>C</b> |         |                         |
| (55-68)  | <b>D</b> | 56      |                         |
| (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, Scotland &amp; Wales</b>               |          |         | EU Directive 2002/91/EC |

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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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