

# THOMAS BROWN

ESTATES



**92 Brookmead Way, Orpington, BR5 2BD**

**Asking Price: £540,000**

- 4 Bedroom, 2 Bathroom Mid Terrace House
- 25'8 Kitchen/Family Room
- Rear & Loft Extended, Recently Modernised
- Walking Distance to Orpington High Street







## Property Description

Thomas Brown Estates are delighted to offer this must view and recently modernised, rear extended and loft converted four bedroom two bathroom property boasting a floorspace of 1281 sqft, finished to a high specification throughout, situated on a quiet road and within walking distance to Orpington High Street. The accommodation on offer comprises: entrance hallway, lounge and a fantastic 25'8 kitchen/family room that spans the rear of the property, with bi-fold doors to the rear garden. To the first floor there is a landing giving access to three bedrooms and a family bathroom. To the second floor is the dual aspect master bedroom and ensuite shower room. Externally there is a rear garden mainly laid to lawn with a large decked area perfect for alfresco dining and entertaining, garage at the rear of the garden (storage only) and a drive to the front. Brookmead Way is well located for local schools, shops, bus routes and Orpington & St. Mary Cray mainline station. Internal viewing is highly recommended to appreciate the location, size and specification of accommodation on offer.





**FRONT**  
Driveway.

**ENTRANCE PORCH**  
Double glazed French doors to front, tiled flooring.

**ENTRANCE HALL**  
Door to front, under stairs cupboard, wood effect flooring, radiator.

**LOUNGE**  
14' 10" x 9' 10" (4.52m x 3m) Double glazed bay window to front, wood effect flooring, radiator.

**KITCHEN/FAMILY ROOM**  
25' 08" x 16' 0" (7.82m x 4.88m) Range of matching wall and base units with worktops over, one and a half sink, integrated electric hob, integrated double oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, central island/breakfast bar, bi-fold doors to rear, two skylights, wood effect flooring, three radiators.

**STAIRS**  
Carpet.

**LANDING**  
Wood effect flooring.

**BEDROOM 2**  
15' 02" x 9' 11" (4.62m x 3.02m) Double glazed bay window to front, wood effect flooring, radiator.

**BEDROOM 3**  
12' 0" x 9' 03" (3.66m x 2.82m) Double glazed window to rear, wood effect flooring, radiator.

**BEDROOM 4**  
10' 0" x 5' 09" (3.05m x 1.75m) Double glazed window to front, wood effect flooring, radiator.

**BATHROOM**  
Low level WC, wash hand basin in vanity unit, bath with shower over and attachment, opaque double glazed window to rear, tiled walls, tiled flooring, heated towel rail.

**STAIRS**  
Skylight, carpet.

**BEDROOM 1**  
20' 02" x 14' 04" (6.15m x 4.37m) (measured at maximum) Fitted wardrobes, two Velux windows, double glazed window to rear, carpet, radiator.

**EN-SUITE**  
Low level WC, wash hand basin in vanity unit, shower and attachment, opaque double glazed window to rear, tiled walls, tiled flooring, heated towel rail.

**OTHER BENEFITS INCLUDE:**

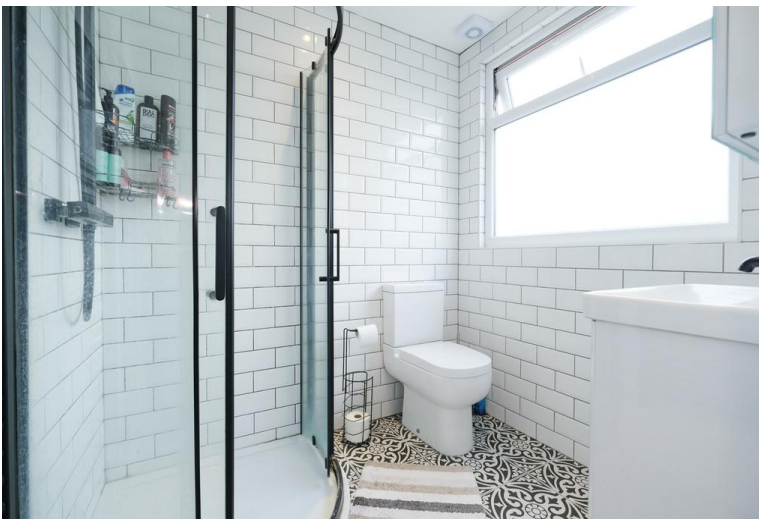
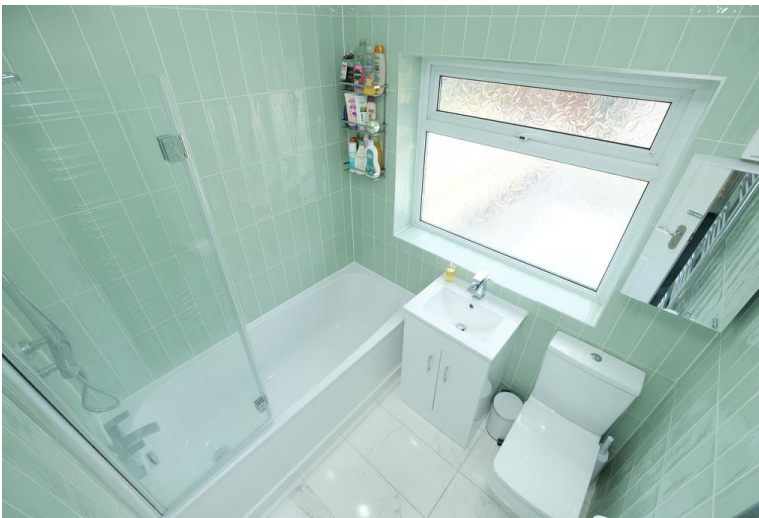
**GARDEN**  
60' 0" (18.29m) Decked area with rest laid to lawn.

**OFF STREET PARKING**

**GARAGE**  
Storage only, power and light.

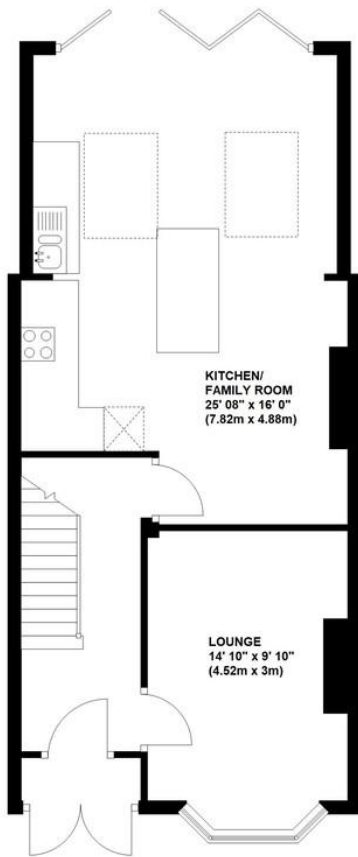
**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**



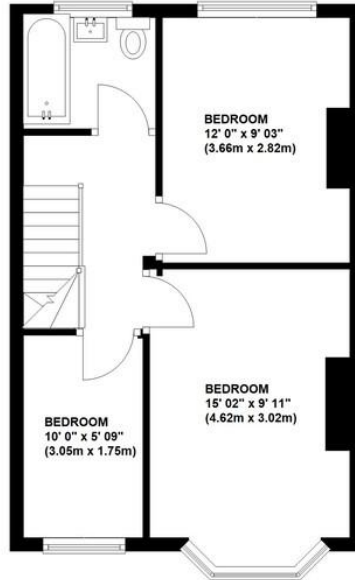
### Ground Floor

Approx. 53.8 sq. metres (578.8 sq. feet)



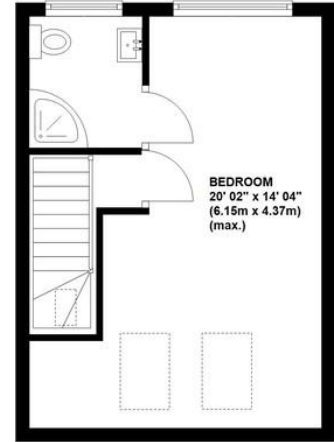
### First Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



### Second Floor

Approx. 27.0 sq. metres (290.6 sq. feet)



Total area: approx. 119.1 sq. metres (1281.8 sq. feet)

This plan is for illustration purpose only – not to scale



**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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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