

# THOMAS BROWN

ESTATES



**57 Burrfield Drive, Orpington, BR5 4BY**

**Asking Price: £400,000**

- 3 Bedroom, 2 Reception Room Mid Terrace House
- Well Located for St. Mary Cray Station
- Sought After Location
- No Forward Chain, 80' Rear Garden







## Property Description

Thomas Brown Estates are delighted to offer this purpose built, three bedroom mid terrace property (921 SQFT) set within a popular residential location in Orpington, with the added benefit of being offered to the market with no forward chain. The property is within walking distance of St. Mary Cray Station and Nugent Shopping Centre and comprises of: entrance porch and hallway, lounge, dining room and kitchen to the ground floor. To the first floor there is a landing providing access to three bedrooms (two being good size doubles), shower room and a WC. Externally there is a good size rear garden mainly laid to lawn (80') with side access and ample on road parking to the front. STPP there is potential to create a driveway and extend across the rear and/or convert the loft space as many have done in the local area. The property is well located for St. Mary Cray mainline station, M25, bus routes, local shops including Nugent shopping centre and schools. Internal viewing is recommended to fully appreciate the quality of location and potential on offer. Please call Thomas Brown Estates to arrange an appointment to view.





#### ENTRANCE PORCH

Double glazed door to front, carpet.

#### ENTRANCE HALL

Door to front, laminate flooring, radiator.

#### LOUNGE

13' 02" x 11' 11" (4.01m x 3.63m) Double glazed window to front, carpet, radiator.

#### DINING ROOM

10' 0" x 9' 03" (3.05m x 2.82m) Double glazed window to rear, understairs cupboard, laminate flooring, radiator.



#### KITCHEN

10' 0" x 10' 0" (3.05m x 3.05m) Range of matching wall and base units with worktops over, butler sink, space for cooker, space for fridge/freezer, space for washing machine, double glazed window and double glazed door to rear, vinyl flooring.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

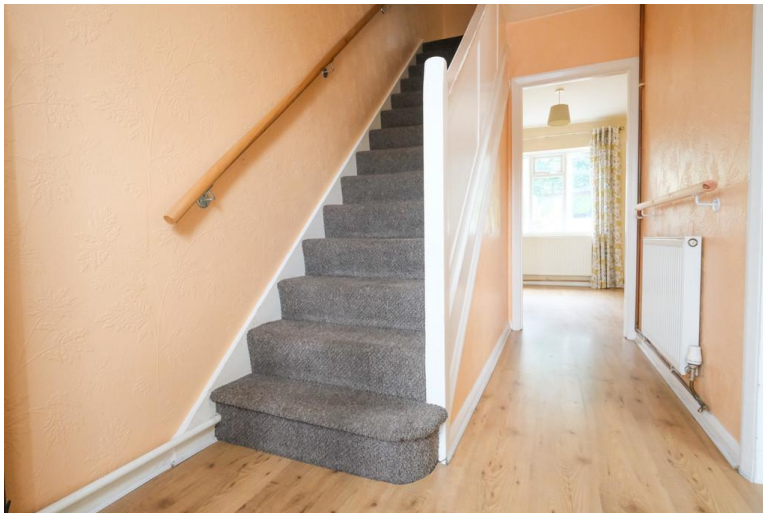
13' 03" x 10' 08" (4.04m x 3.25m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

12' 02" x 10' 01" (3.71m x 3.07m) Two windows to rear, carpet, radiator.

#### BEDROOM 3

9' 03" x 7' 08" (2.82m x 2.34m) Double glazed window to front, carpet, radiator.



#### SHOWER ROOM

Wash hand basin, shower cubicle, opaque window to rear, laminate flooring, tiled walls, heated towel rail.

#### SEPARATE WC

Low level WC, window to rear, laminate flooring.

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

80' 0" (24.38m) Patio area with rest laid to lawn, mature shrubs, two brick built storage units, side access.

#### FRONT GARDEN

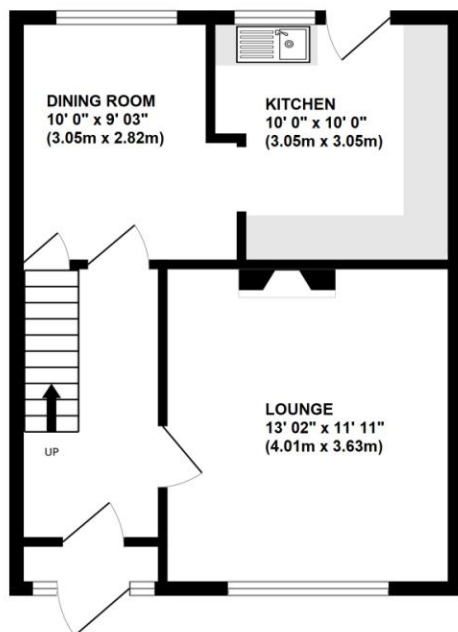
Laid to lawn, ability to create drive (STPP).

#### CENTRAL HEATING SYSTEM

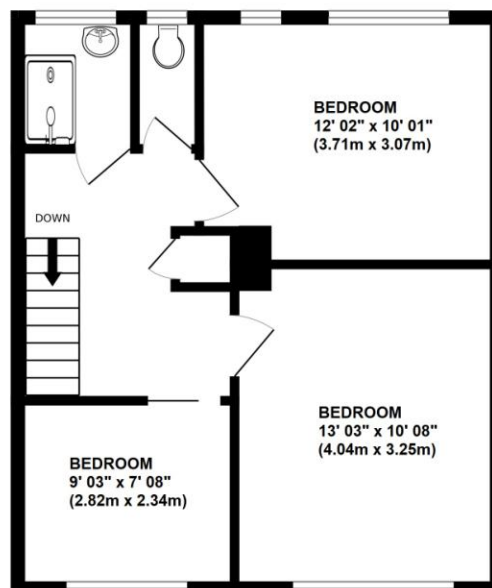
#### NO FORWARD CHAIN



GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.

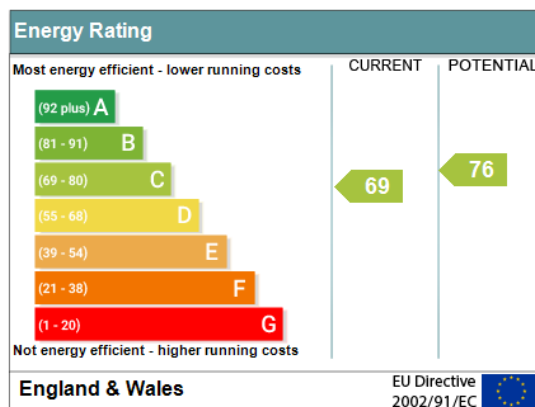


1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 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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**Council Tax Band: D**

**Tenure: Freehold**

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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](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

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