

# THOMAS BROWN

## ESTATES



**126 Lockesley Drive, Orpington, BR5 2AE** **Asking Price: £575,000**

- 4 Bedroom, 2 Bathroom Semi-Detached House
- Well Located for Poverest Park & Local Shops
- Potential to Extend Further (STPP)
- Sought After Location, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this very well presented, must view extended four bedroom two bathroom semi-detached property, situated in the ever popular Poverest area of Orpington, providing easy access to Poverest Park, Nugent Shopping Centre and St. Mary Cray and Petts Wood Stations. The accommodation on offer comprises: entrance hallway, lounge that is open plan to the dining room, kitchen and a covered side entrance/utility area to the ground floor. To the first floor are two double bedrooms, study area and family bathroom. To the second floor are two further bedrooms and a shower room. Externally the property has a 80' rear garden perfect for entertaining and alfresco dining and a block paved drive to the front for 2/3 vehicles. STPP there is potential to extend across the rear as many have done in the local area. Lockesley Drive is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality and size of accommodation on offer.





#### ENTRANCE HALL

Door to front, double glazed opaque panel to side, laminate flooring.

#### LOUNGE

14' 10" x 12' 07" (4.52m x 3.84m) (open plan to dining room) Feature fireplace, double glazed window to front, laminate flooring, radiator.

#### DINING ROOM

10' 11" x 9' 04" (3.33m x 2.84m) Double glazed window to rear, laminate flooring, radiator.

#### KITCHEN

10' 11" x 9' 08" (3.33m x 2.95m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob, space for fridge, tiled splashback, double glazed window to rear, door to side, tiled effect flooring.

#### COVERED SIDE ACCESS/UTILITY AREA

Door to front, space for freezer, space for washing machine, space for dishwasher.

#### STAIRS TO FIRST FLOOR LANDING

Wood effect flooring, laminate to landing.

#### BEDROOM

15' 06" x 10' 01" (4.72m x 3.07m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM

12' 02" x 10' 11" (3.71m x 3.33m) Built in wardrobe, double glazed window to rear, laminate, radiator.

#### STUDY AREA

8' 03" x 6' 06" (2.51m x 1.98m) Double glazed window to front, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed window to rear, tiled walls, tile effect flooring, heated towel rail.

#### STAIRS TO SECOND FLOOR LANDING

Wood effect flooring, laminate to landing.

#### BEDROOM

15' 04" x 7' 10" (4.67m x 2.39m) Three Velux windows to front, laminate flooring, radiator.

#### BEDROOM

10' 11" x 9' 02" (3.33m x 2.79m) Double glazed window to rear, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to rear, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

80' 0" (24.38m) Patio area, part laid to lawn, part shingles, numerous seating areas, brick built sheds.

#### OFF STREET PARKING

Block paved drive for 2/3 vehicles.

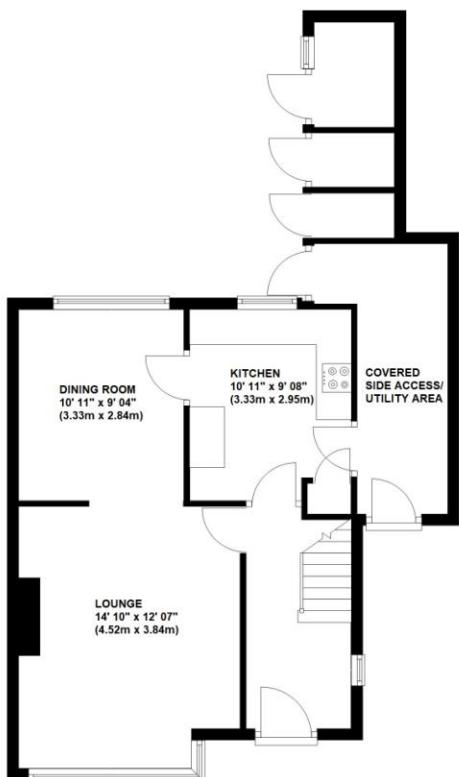
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

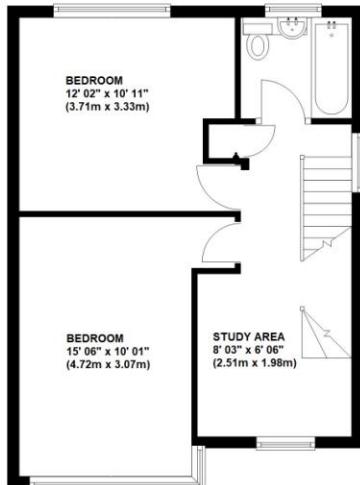
This property is believed to be of a type of concrete construction that is mortgageable. We recommend that you check with your mortgage broker/lender that this is suitable for their lending criteria.



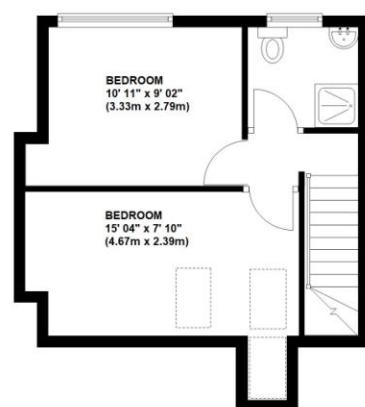
**Ground Floor**  
Approx. 57.9 sq. metres (622.9 sq. feet)



**First Floor**  
Approx. 44.5 sq. metres (479.5 sq. feet)



**Second Floor**  
Approx. 30.7 sq. metres (330.6 sq. feet)

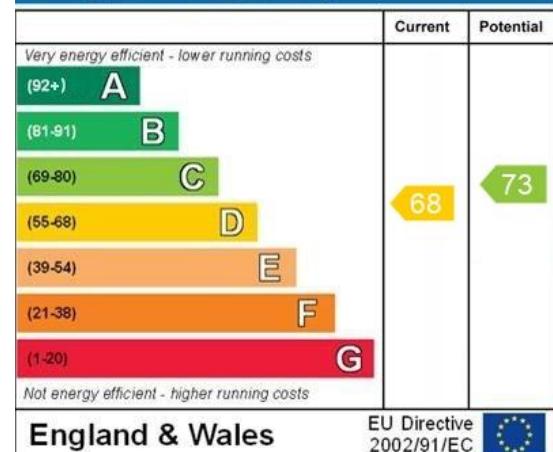


Total area: approx. 133.1 sq. metres (1433.0 sq. feet)

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



**Energy Efficiency Rating**



**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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