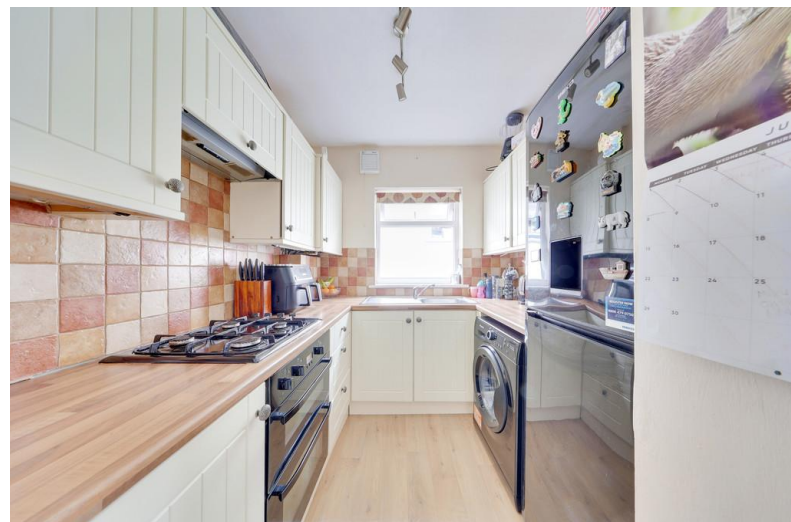




**68 Borkwood Way, Orpington, BR6 9PF**

**Asking Price: £450,000**

- 2 Bedroom Semi-Detached Bungalow
- Potential to Extended (STPP)
- Well Located for Highly Regarded Local Schools
- Highly Sought After Davis Estate





## Property Description

Thomas Brown Estates are pleased to present this attractive two bedroom semi-detached bungalow, ideally situated on the highly sought after Davis Estate in BR6. Offering excellent potential to extend to the rear and/or convert the loft space (subject to the necessary planning permissions), this property provides an exciting opportunity for buyers looking to create additional living accommodation or seek a property on the same level in its current layout.

The accommodation comprises an entrance porch leading into a welcoming hallway, an open plan lounge/dining room, modern fitted kitchen, two bedrooms and a family bathroom.

Externally, the property benefits from a generous rear garden, predominantly laid to lawn, a garage (storage only), and off street parking to the front.

Conveniently located, Borkwood Way is within easy reach of highly regarded local schools, including Warren Road and Tubbenden Primary Schools, as well as Darrikk Wood, Newstead Wood, and St Olave's Schools. The property is also well positioned for local shops, bus routes, and Orpington Mainline Station, providing excellent transport links.

Early viewing is highly recommended to fully appreciate the property's desirable location and significant potential.



#### **ENTRANCE PORCH**

Double glazed door to front, vinyl flooring.

#### **ENTRANCE HALL**

Double glazed opaque door to front, carpet, radiator.

#### **LOUNGE/DINER**

18' 07" x 11' 01" (5.66m x 3.38m) Double glazed window to rear, carpet, two radiators.

#### **KITCHEN**

7' 08" x 7' 02" (2.34m x 2.18m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated gas hob, space for fridge/freezer, space for washing machine, double glazed window to side, vinyl flooring.

#### **LOBBY**

Double glazed door to side, vinyl flooring.

#### **BEDROOM 1**

13' 04" x 10' 06" (4.06m x 3.2m) Double glazed bay window to front, carpet, two radiators.

#### **BEDROOM 2**

9' 08" x 7' 04" (2.95m x 2.24m) Double glazed window to front, carpet, radiator.

#### **BATHROOM**

WC, wash hand basin, bath with shower over, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

#### **OTHER BENEFITS INCLUDE:**

#### **GARDEN**

65' 0" (19.81m) Patio with rest laid to lawn, side access.

#### **OFF STREET PARKING**

Drive.

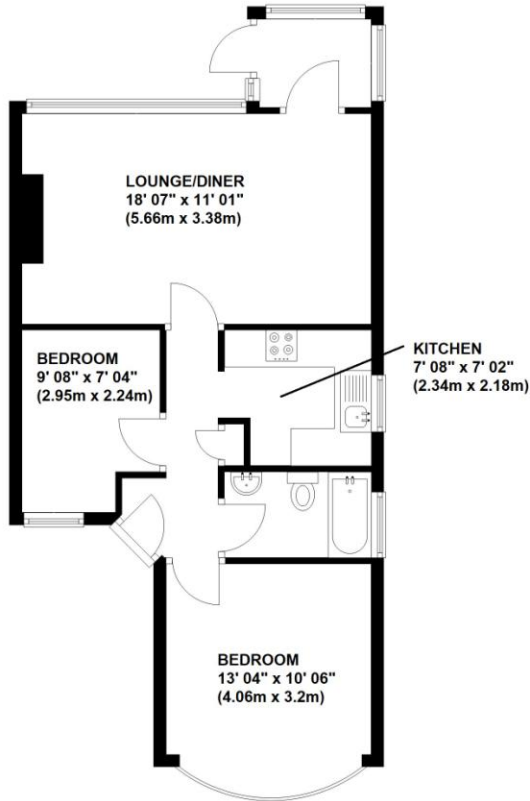
#### **GARAGE (STORAGE ONLY)**

#### **DOUBLE GLAZING**

#### **CENTRAL HEATING SYSTEM**



**Ground Floor**  
Approx. 53.2 sq. metres (572.1 sq. feet)



**Outbuilding**  
Approx. 11.6 sq. metres (124.5 sq. feet)



Total area: approx. 64.7 sq. metres (696.6 sq. feet)

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



**Council Tax Band: D**

**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>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(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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