

# THOMAS BROWN

ESTATES



**29 Barnfield Road, Orpington, BR5 3LP**

**Offers IEO: £350,000**

- 3 Bedroom Mid Terrace House
- Well Located for Local Schools & St. Mary Cray Station
- Deceptively Spacious
- No Forward Chain, On Road Parking





## Property Description

Thomas Brown Estates are pleased to present this deceptively spacious three bedroom mid terrace home, offered to the market with the added advantage of no forward chain.

The accommodation comprises a welcoming entrance hall leading into a bright and airy dual aspect lounge/dining room, which flows seamlessly into an open plan kitchen and adjoining utility area-ideal for modern family living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom.

Externally, the home benefits from a generous rear garden, mainly laid to lawn, providing excellent outdoor space. To the front, there is ample on road parking available.

Barnfield Road is conveniently situated close to a range of local schools, shops, and bus routes, as well as St. Mary Cray mainline station, offering good transport links.

Early viewing is highly recommended-please contact Thomas Brown Estates to arrange your appointment.



#### ENTRANCE HALL

Door to front, wood flooring.

#### LOUNGE/DINER

22' 10" x 11' 03" (6.96m x 3.43m) Double glazed window to front, double glazed French doors to rear, wood flooring, two radiators.

#### KITCHEN

14' 08" x 8' 04" (4.47m x 2.54m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for dishwasher, wood flooring, radiator.



#### UTILITY AREA

Space for washing machine, space for tumble dryer.

#### STAIRS TO FIRST FLOOR LANDING

Storage cupboard, carpet to stairs, laminate flooring to landing.

#### BEDROOM 1

11' 03" x 11' 03" (3.43m x 3.43m) Double glazed window to front, laminate flooring, radiator.

#### BEDROOM 2

11' 02" x 11' 02" (3.4m x 3.4m) Double glazed window to rear, laminate flooring, radiator.

#### BEDROOM 3

8' 11" x 7' 05" (2.72m x 2.26m) Double glazed window to front, vinyl flooring, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to rear, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

50' 0" (15.24m) Patio area with rest laid to lawn.

#### FRONT

Covered entrance.

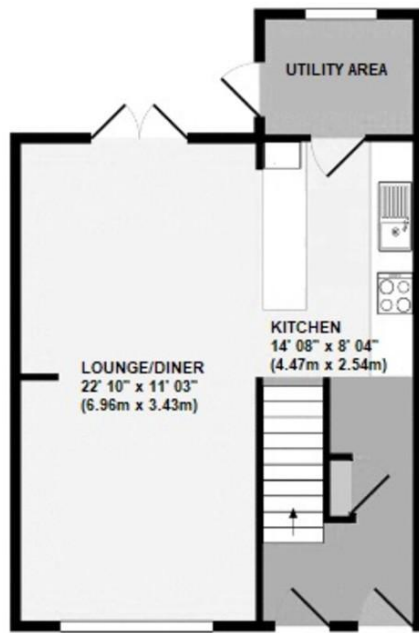
#### ON ROAD PARKING

#### DOUBLE GLAZING

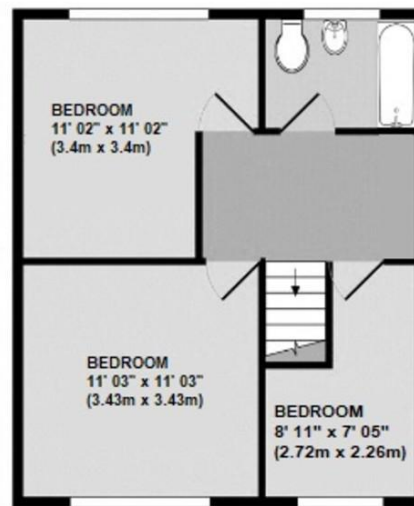
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,



**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>		86
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(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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