

# THOMAS BROWN

ESTATES



**5 Friar Road, Orpington, BR5 2BL**

**Asking Price: £450,000**

- 2 Double Bedroom Semi-Detached Bungalow
- Potential to Extend Further (STPP)
- Well Located for Poverest Park & St. Mary Cray Station
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, two double bedroom semi-detached bungalow, being offered to the market with no forward chain and ideally located within walking distance of Poverest Park and St. Mary Cray mainline station.

The property is conveniently positioned close to local shops, including the popular Nugent Retail Park, as well as Orpington and Petts Wood High Streets.

The accommodation comprises an entrance hall, dual aspect 23'08 lounge/dining room, kitchen with direct access to the rear garden, two double bedrooms and a shower room.

Externally the rear garden is mainly laid to lawn, making it ideal for entertaining and alfresco dining, while the front of the property provides off street parking. STPP there is great potential to extend further across the rear and/or into the loft space as many have done in the location.

Friar Road is ideally located for local schools, shops, bus routes, and excellent transport links via St. Mary Cray and Petts Wood stations.

Viewing is highly recommended. Please contact Thomas Brown Estates to arrange an appointment.



#### **ENTRANCE PORCH**

Double glazed door to front, double glazed panels to side, wood effect flooring.

#### **ENTRANCE HALL**

Double glazed opaque door, laminate flooring, radiator.

#### **LOUNGE/DINER**

23' 08" x 10' 11" (7.21m x 3.33m) (dual aspect)  
Double glazed window with shutters to front, double glazed French doors to rear, laminate flooring, two radiators.

#### **KITCHEN**

11' 07" x 9' 07" (3.53m x 2.92m) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for undercounter fridge, space for washing machine, double glazed window and double glazed door to rear, laminate flooring, radiator.



#### **BEDROOM 1**

13' 0" x 12' 09" (3.96m x 3.89m) Double glazed bay window with shutters to front, laminate flooring, radiator.

#### **BEDROOM 2**

11' 07" x 9' 0" (3.53m x 2.74m) Double glazed window to side, laminate flooring, radiator.



#### **SHOWER ROOM**

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

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

#### **GARDEN**

62' 0" x 32' 0" (18.9m x 9.75m) Patio area with rest laid to lawn, mature hedges, shed.

#### **STORAGE SHED TO SIDE**

8' 0" x 6' 04" (2.44m x 1.93m) Double glazed opaque door to front and rear.



#### **FRONT/OFF STREET PARKING**

Drive, laid to lawn, mature flowerbeds.

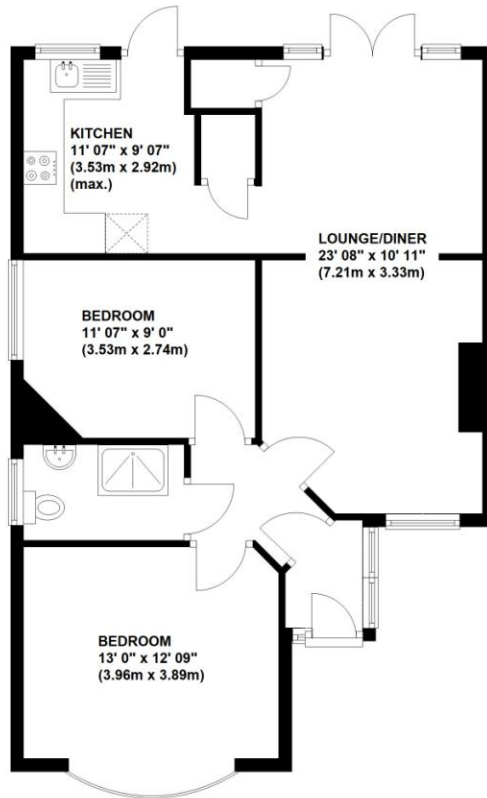
#### **DOUBLE GLAZING**

#### **CENTRAL HEATING SYSTEM**

#### **NO FORWARD CHAIN**

### Ground Floor

Approx. 65.8 sq. metres (708.1 sq. feet)



Total area: approx. 65.8 sq. metres (708.1 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>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(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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