

THOMAS BROWN

ESTATES



18 Fairview Drive, Orpington, BR6 9NX

Asking Price: £635,000

- 3 Bedroom, 2 Reception Room Detached House
- Potential to Extend (STPP)
- Highly Sought After Davis Development
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to present this rare to the market, three bedroom detached home, ideally situated on the highly sought after Davis Development.

Providing excellent potential for further enhancement, the property offers scope for extension (subject to the necessary consents), as many neighbouring properties have successfully undertaken.

The location is particularly convenient for a selection of highly regarded schools, including Warren Road and Tubbenden Primary Schools, Darrick Wood School, Newstead Wood School, and St. Olave's Grammar School. Orpington Station is also within easy reach, offering excellent transport links.

The accommodation comprises an entrance porch and hallway, lounge, dining room, and kitchen on the ground floor. Upstairs, there are three well-proportioned bedrooms, bathroom and a WC.

Externally, the property benefits from a mature rear garden laid mainly to lawn, garage to the side, and a private driveway providing off street parking.

Please note the property does require modernisation throughout and this has been reflected in the asking price, presenting an excellent opportunity for buyers to update and personalise the property to their own taste.

Early viewing is highly recommended to fully appreciate the property's potential, desirable location, and the opportunity it presents.



Entrance Porch:

Door to front.

Entrance Hall:

Door to front, understairs storage, carpet, radiator.

Lounge:

13' 03" x 12' 04" (4.04m x 3.76m). Double glazed windows to both sides, carpet, radiator.

Dining Room:

12' 06" x 11' 01" (3.81m x 3.38m). Double glazed sliding door to rear, carpet, radiator.

Kitchen:

9' 02" x 6' 10" (2.79m x 2.08m). Range of wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, double glazed opaque window to side, double glazed opaque door to rear, vinyl flooring.

Stairs To First Floor Landing:

Double glazed opaque window to side, carpet.

Bedroom 1:

13' 01" x 11' 06" (3.99m x 3.51m). Double glazed window to front and side, carpet, radiator.

Bedroom 2:

12' 07" x 11' 06" (3.84m x 3.51m). Fitted wardrobes, double glazed window to rear, carpet, radiator.

Bedroom 3:

6' 09" x 6' 07" (2.06m x 2.01m). Double glazed window to front, carpet, radiator.

Bathroom:

Wash hand basin, bath with shower attachment, double glazed opaque window to side, carpet, radiator.

Separate WC:

WC, double glazed opaque window to side, carpet.

Other Benefits Include:

Garden:

65' 0" (19.81m). (measured at maximum). Laid to lawn, mature flowerbeds and shrubs, shed.

Front:

Drive, laid to lawn, flowerbeds.

Garage:

15' 08" x 7' 08" (4.78m x 2.34m) Up and over door to front, door and window to rear, power.

Double Glazing

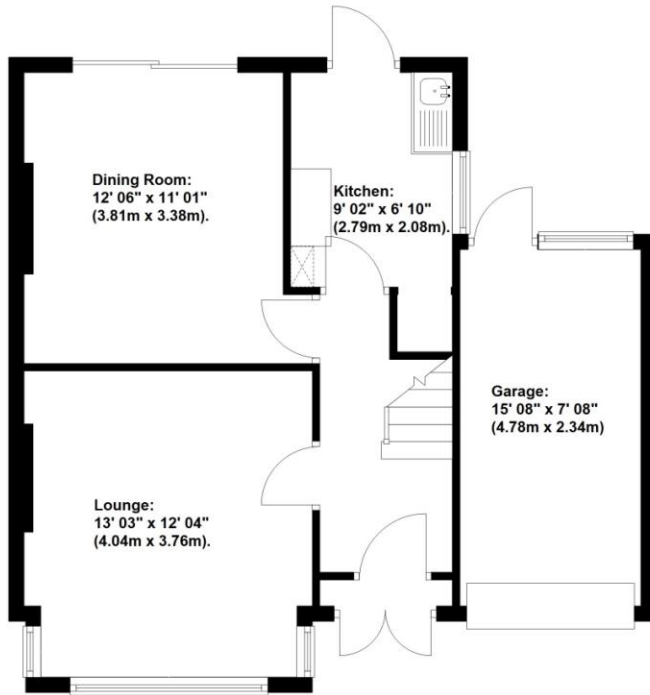
Central Heating System

No Forward Chain



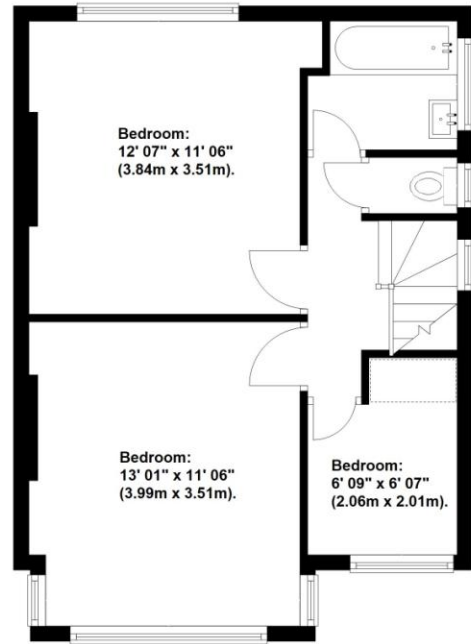
Ground Floor

Approx. 54.0 sq. metres (580.8 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 96.0 sq. metres (1033.0 sq. feet)

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



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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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