

# THOMAS BROWN

ESTATES

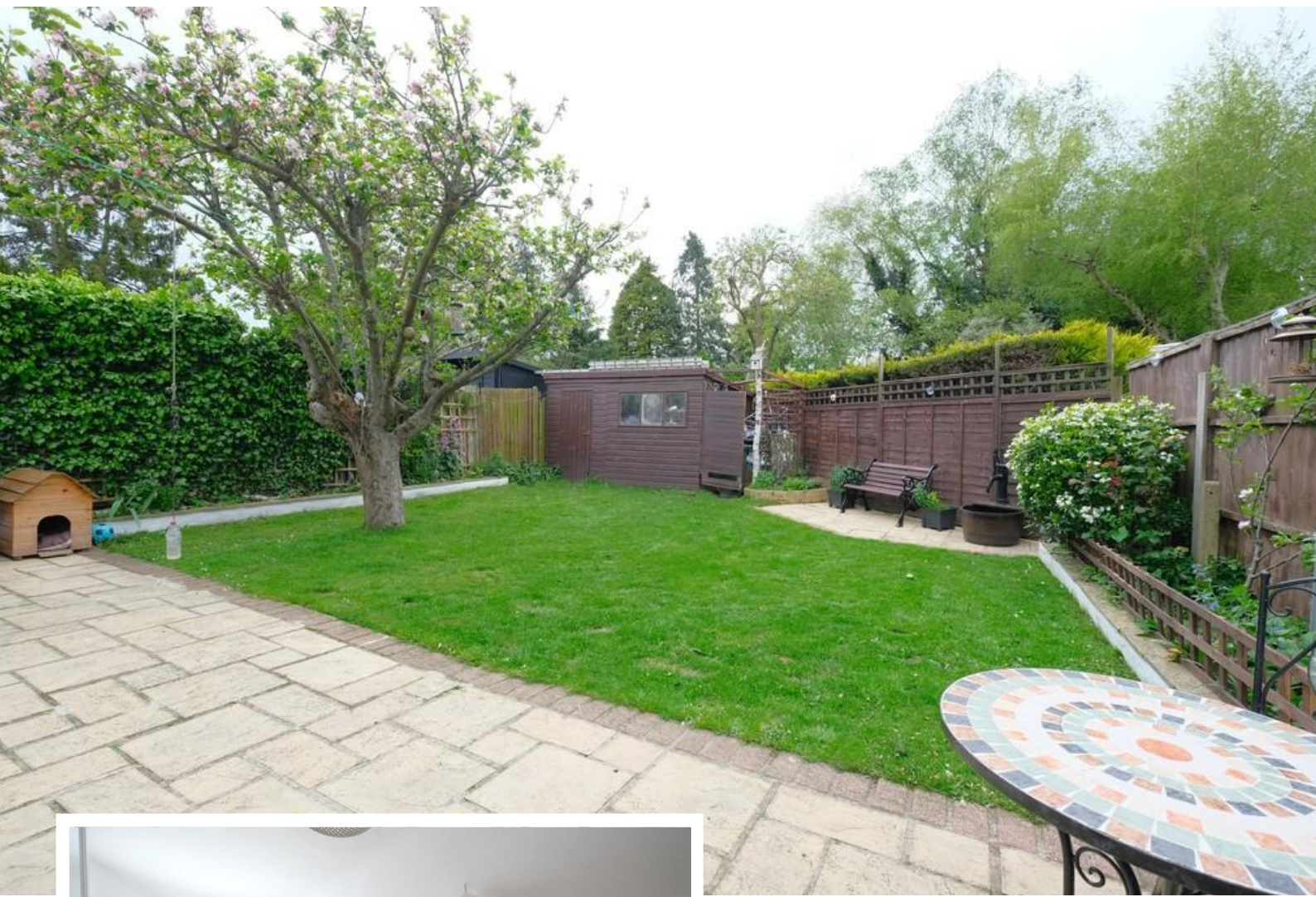


**85 Friar Road, Orpington, BR5 2BP**

**Asking Price: £570,000**

- 3 Bedroom Semi-Detached Chalet Property
- Well Located for St. Mary Cray & Petts Wood Stations
- Fantastic Potential to Extend (STPP)
- 2 Reception Rooms, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached chalet property boasting fantastic potential to extend (STPP) and walking distance to Petts Wood and St. Mary Cray Stations, and close to local shops including the popular Nugent Retail Park and Petts Wood High Street. The accommodation comprises of: spacious entrance hall, lounge, dining room, kitchen, family bathroom, lean to and bedroom three to the ground floor. To the first floor are two double bedrooms. STPP there is fantastic potential to extend across the rear, to the side and enlarge the first floor as many have done in the local area. Externally there is a rear garden with large patio area, garage to the side and driveway to the front. Friar Road is very well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and floor space on offer.



#### ENTRANCE HALL

Double glazed opaque door to side, exposed floorboards, covered radiator.

#### LOUNGE

15' 06" x 11' 08" (4.72m x 3.56m) Double glazed bay window to front, exposed floorboards, radiator.

#### DINING ROOM

14' 04" x 12' 05" (4.37m x 3.78m) Double glazed sliding door to lean-to, exposed floorboard, covered radiator.

#### KITCHEN

10' 11" x 8' 10" (3.33m x 2.69m) Range of matching wall and base units with solid wood worktops over, sink and drainer, integrated oven, integrated gas hob with extractor over, space for dishwasher, space for washing machine, space for fridge/freezer, double glazed window to rear, tiled flooring.



#### LEAN-TO

11' 03" x 7' 0" (3.43m x 2.13m) Double glazed French door to rear, wood flooring.

#### BEDROOM 3

10' 03" x 7' 07" (3.12m x 2.31m) Fitted wardrobe, double glazed window to front, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, part tiled walls, tiled flooring.



#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

15' 08" x 12' 04" (4.78m x 3.76m) Eaves storage, double glazed window to front, carpet, radiator.

#### BEDROOM 2

12' 04" x 10' 09" (3.76m x 3.28m) Fitted wardrobe, eaves storage, double glazed window to rear, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING GARDEN

40' 0" x 30' 0" (12.19m x 9.14m) Patio area with rest laid to lawn, flowerbeds, shed.

#### FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn.

#### GARAGE TO SIDE

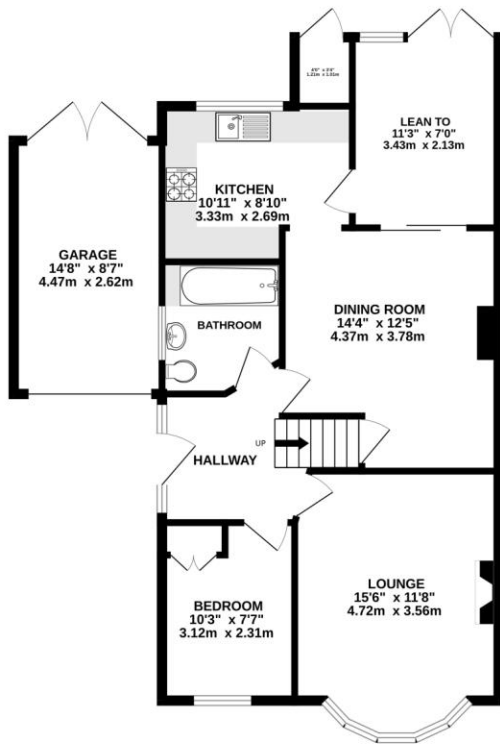
14' 04" x 8' 07" (4.37m x 2.62m) Up and over door.

#### DOUBLE GLAZING

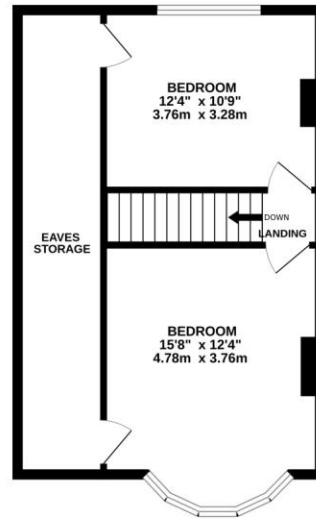
#### CENTRAL HEATING SYSTEM



GROUND FLOOR  
836 sq.ft. (77.6 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.

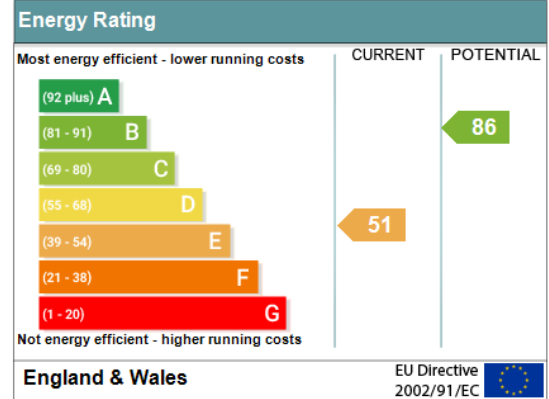


TOTAL FLOOR AREA : 1306 sq.ft. (121.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Address: 85 Friar Road, ORPINGTON, BR5 2BP  
RRN: 5634-9424-8300-0343-7226



**Construction: Standard**  
**Council Tax Band: E**  
**Tenure: Freehold**

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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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