

# THOMAS BROWN

ESTATES



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

**Asking Price: £600,000**

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Well Located for Poverest Park & Local Stations
- High Specification Throughout
- Extended, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented three bedroom, two bathroom semi-detached home (1242 sq. ft), benefitting from a double storeyside extension and single storey rear extension. This exceptional property must be viewed to fully appreciate the high quality of finish and sought after location.

Ideally positioned within walking distance of Poverest Park, Petts Wood and St. Mary Cray mainline stations, the property is also conveniently located for local shops, including Nugent Retail Park and Orpington and Petts Wood High Streets.

The ground floor accommodation comprises an entrance porch and hallway, lounge, study, utility room and shower room. The standout feature is the impressive open plan kitchen/dining room measuring 22'11 x 12'10, which offers direct access to the rear garden via bi-fold doors, creating a perfect space for modern family living and entertaining.

To the first floor are three well-proportioned bedrooms and a stylish executive family bathroom, complete with a separate freestanding bath and shower.

Externally, the property boasts a beautifully landscaped rear garden with two patio areas ideal for alfresco dining and entertaining, along with a block paved driveway to the front.

Friar Road is ideally located for well-regarded local schools, shops, bus routes, and both St. Mary Cray and Petts Wood stations. Early viewing is highly recommended. Please contact Thomas Brown Estates to arrange your appointment.



#### ENTRANCE PORCH

Composite door to front, wood effect flooring.

#### ENTRANCE HALL

Composite door to front, wood effect flooring, covered radiator.

#### LOUNGE

15' 07" x 13' 06" (4.75m x 4.11m) Double glazed bay window to front, wood effect flooring, radiator.

#### KITCHEN/DINER

22' 11" x 12' 10" (6.99m x 3.91m) Range of matching wall and base units with quartz worktops over, sink, integrated double oven, integrated 5 ring gas hob with extractor over, integrated dishwasher, integrated warming drawer, integrated wine fridge, space for American fridge/freezer, central island/breakfast bar, skylantem, double glazed bi-folding doors to rear, Bluetooth ceiling speakers, part wood effect and part tiled flooring, radiator.



#### STUDY

6' 05" x 4' 11" (1.96m x 1.5m) Double glazed window to side, wood effect flooring, radiator.

#### UTILITY ROOM

11' 0" x 6' 04" (3.35m x 1.93m) Range of matching wall and base units with worktops over, sink, space for washing machine, space for tumble dryer, double glazed window and double glazed door to rear, tiled flooring, radiator.

#### SHOWER ROOM

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

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.



#### BEDROOM 1

14' 0" x 13' 0" (4.27m x 3.96m) Fitted wardrobe, double glazed window to front, carpet, radiator.

#### BEDROOM 2

13' 0" x 10' 0" (3.96m x 3.05m) Fitted wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

10' 04" x 6' 05" (3.15m x 1.96m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, freestanding bath, shower cubicle, double glazed opaque window to front, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

60' 0" (18.29m) Patio area with rest laid to lawn, shed.

#### OFF STREET PARKING

Drive.

#### DOUBLE GLAZING

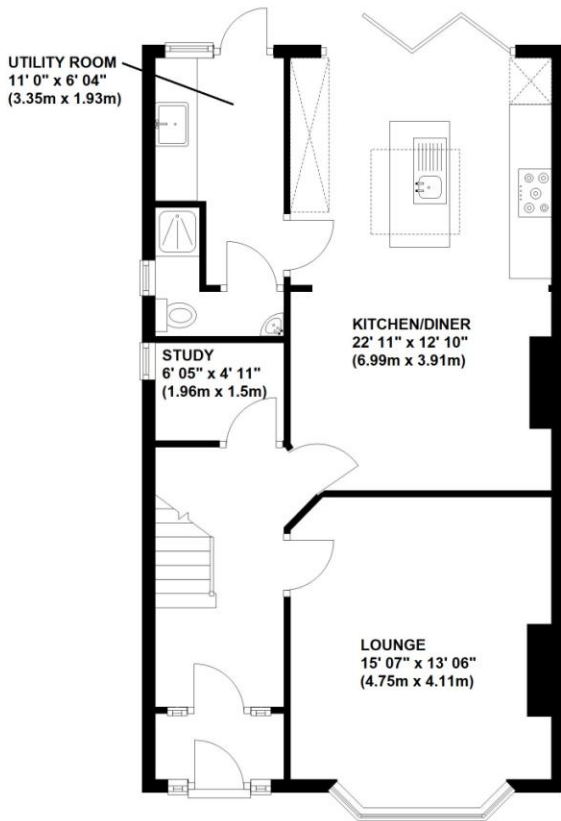
#### CENTRAL HEATING SYSTEM

#### ALARMED



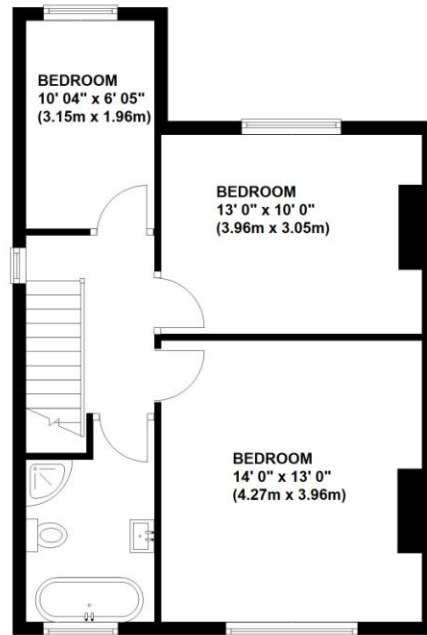
## Ground Floor

Approx. 67.1 sq. metres (722.5 sq. feet)



## First Floor

Approx. 48.3 sq. metres (519.9 sq. feet)



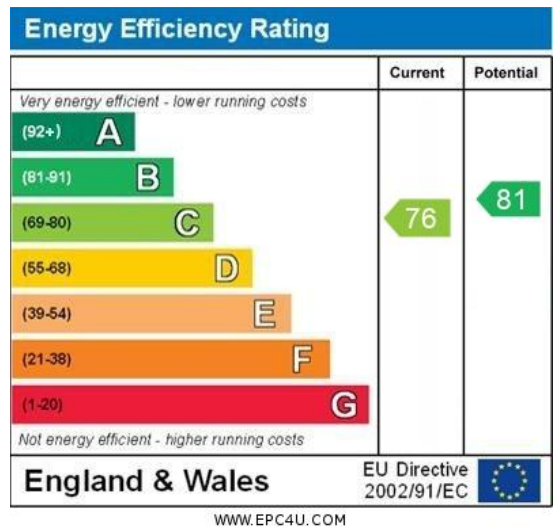
Total area: approx. 115.4 sq. metres (1242.5 sq. feet)

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



**Council Tax Band: D**

**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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