

THOMAS BROWN

ESTATES

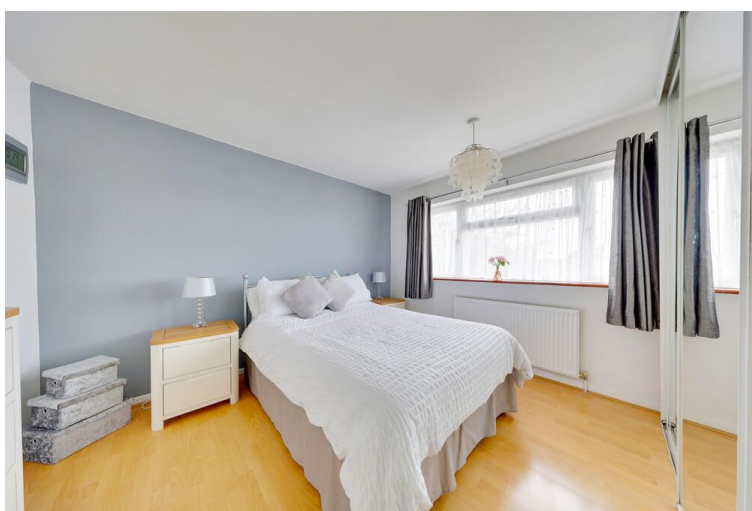


74 Barnfield Road, Orpington, BR5 3LT

Offers IEO: £375,000

- 3 Bedroom Mid Terrace House
- Well Located for Local Shops & St. Mary Cray Station
- Deceptively Spacious
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to present this deceptively spacious three bedroom mid-terrace home, backing directly onto local woodland and being offered to the market with the added benefit of no forward chain.

The accommodation comprises an entrance hall/lobby, a comfortable lounge and an impressive 19'01 open-plan kitchen/dining room spanning the rear of the property, with direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC.

Externally, the property boasts a well maintained rear garden, predominantly laid to lawn, providing an excellent space for outdoor relaxation and entertaining. To the front, ample on road parking is available.

Barnfield Road is ideally positioned for a range of local schools, shops and bus routes, while St Mary Cray mainline station is also within convenient reach, providing excellent transport links for commuters.



Entrance Hall:

Door to front, laminate flooring.

Lounge:

12' 10" x 11' 03" (3.91m x 3.43m). Double glazed window to front, wood flooring, radiator.

Kitchen/Diner:

19' 01" x 9' 06" (5.82m x 2.9m). Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated cooker, space for fridge/freezer, space for washing machine, space for dishwasher, space for tumble dryer, extractor hood, window to rear, double glazed French doors to rear, laminate flooring, radiator.



Lobby:

Door to front, laminate flooring, two radiators.

Stairs To First Floor Landing:

Fitted storage, carpet.

Bedroom 1:

11' 03" x 10' 09" (3.43m x 3.28m). Fitted wardrobes, built in storage, double glazed window to front, laminate flooring, radiator.

Bedroom 2:

11' 03" x 11' 02" (3.43m x 3.4m). (Measured to back of wardrobes). Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.

Bedroom 3:

11' 03" x 7' 05" (3.43m x 2.26m). (Measured at maximum). Fitted storage, double glazed window to front, laminate flooring, radiator.



Bathroom:

Wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled walls, laminate flooring, radiator.

Separate WC:

WC, double glazed opaque window to rear, laminate flooring.

Other Benefits Include:

Garden:

42' 0" (12.8m). Patio area with rest laid to lawn, summerhouse, shed, backs onto local woodland.

Front:

Covered entrance.

On Road Parking

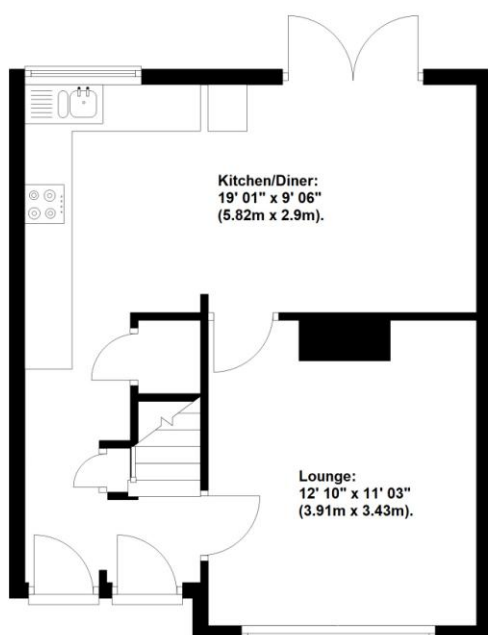
Double Glazing

Central Heating System

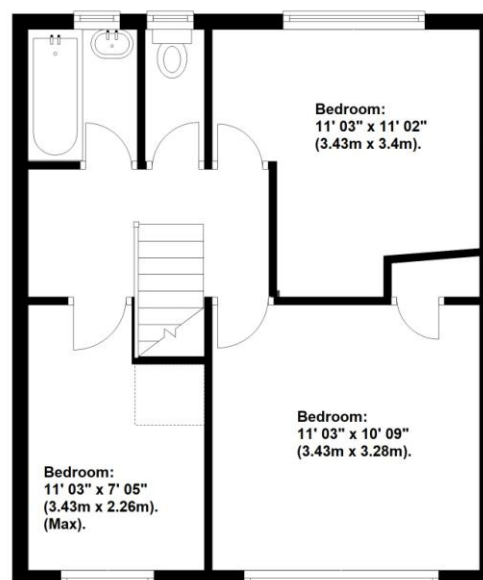
No Forward Chain



Ground Floor



First Floor



Total area: approx. 78.9 sq. metres (849.7 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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