



the address.
the property agent.



Borkwood Way, Orpington

Three bedroom semi-detached house with potential to extend and modernise Offers in excess of **£475,000**

Borkwood Way, Orpington

Three bedroom semi-detached house with potential to extend and modernise

Overview

- Off street parking
- Potential to extend
- Double glazing
- Large garden
- Garage
- Quiet road
- Gas central heating
- Porch
- Through lounge
- Extension to rear



"An opportunity to create your dream home"

The Address are delighted to market this 3 bed semi detached house. Set in a sought after location with access to local shops and transport. The house has already been extended to the ground floor giving extra space to the rear reception and kitchen. Further development could be gained by converting and building above the garage and with a loft conversion, subject to the usual pp.

Downstairs has a good sized through lounge which has sliding doors to the middle, large bay to the front and sliding patio doors to the rear garden.

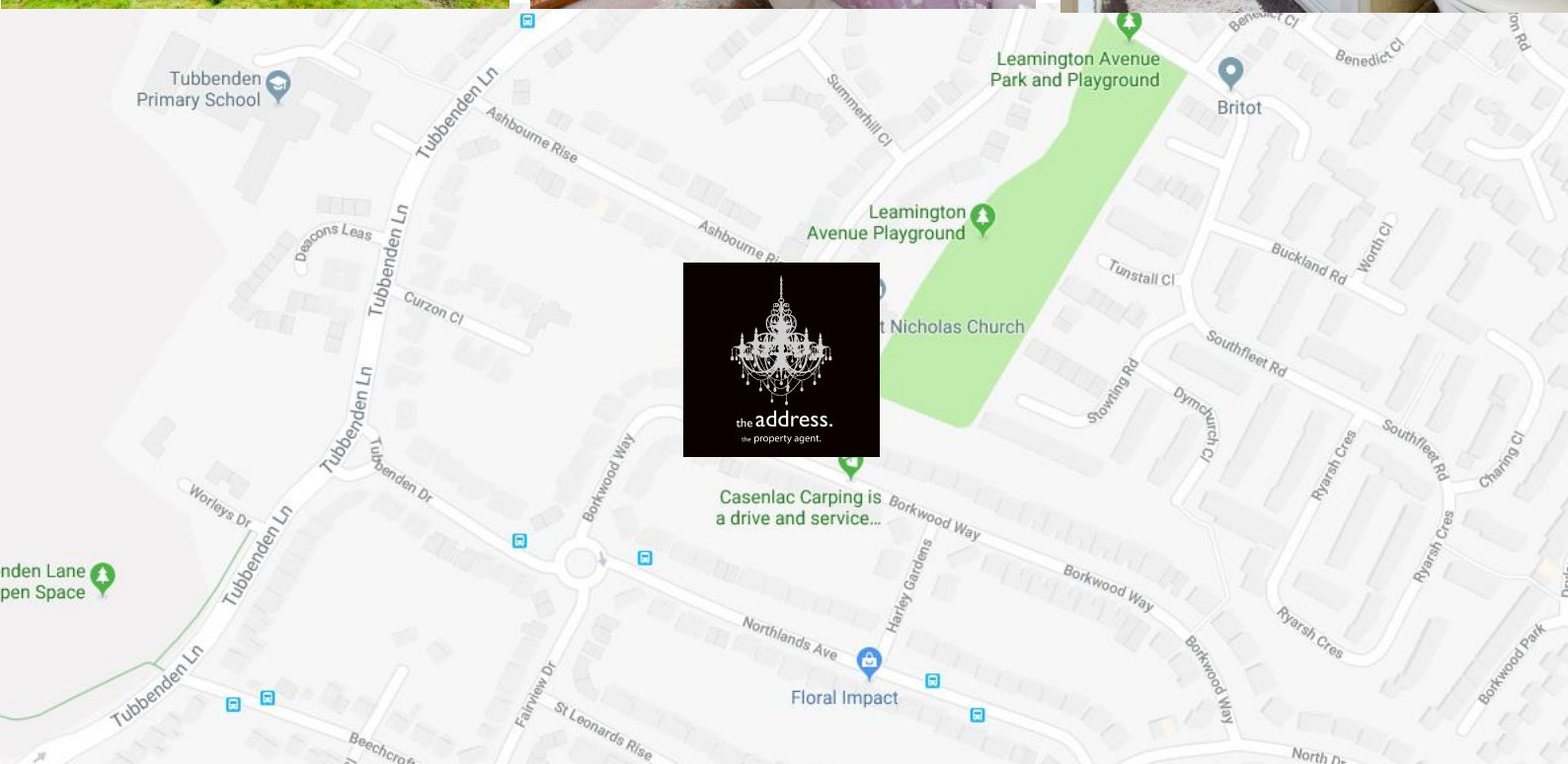
The galley style kitchen has a selection of wall and base units with space for fridge freezer, oven and washing machine.



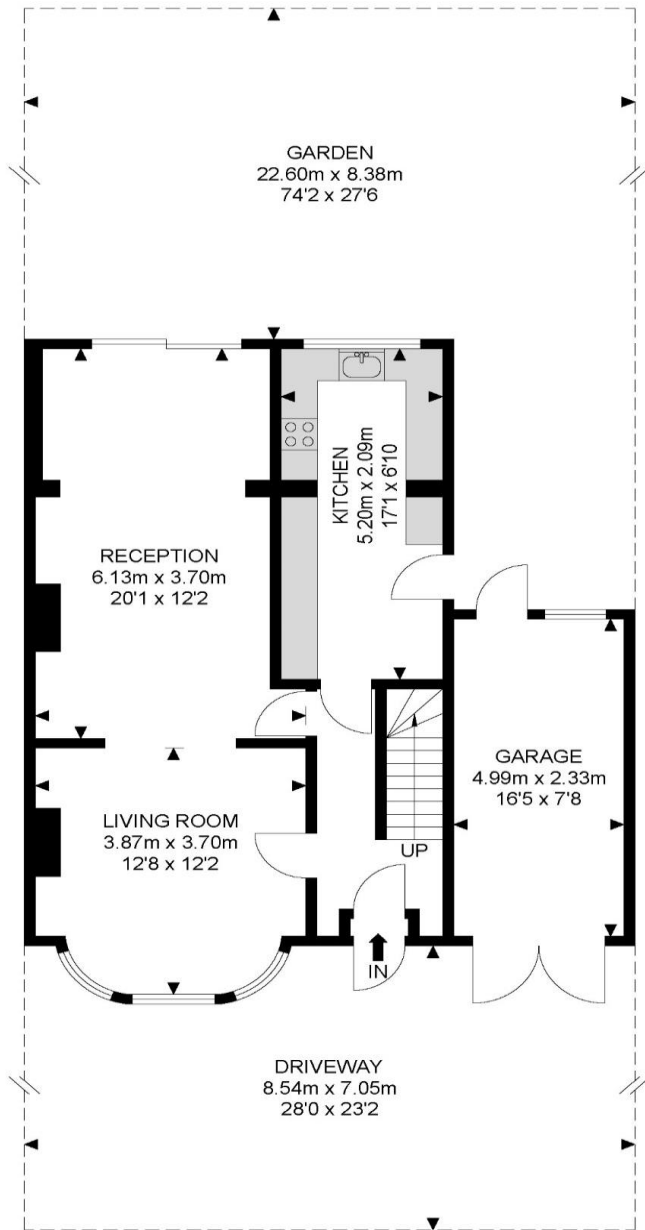
There are 3 bedrooms upstairs 2 of which are double. The family bathroom is a good size with a full white suite.

The rear garden is mainly laid to lawn with established borders. To the front is off street parking for one car and a front garden with flower borders.

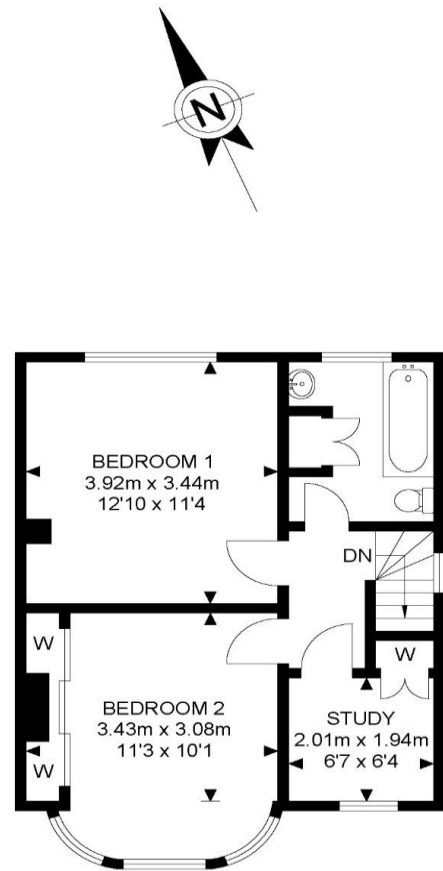
Early viewing is highly recommended as this property has the potential for someone to put their stamp on it.



Borkwood Way



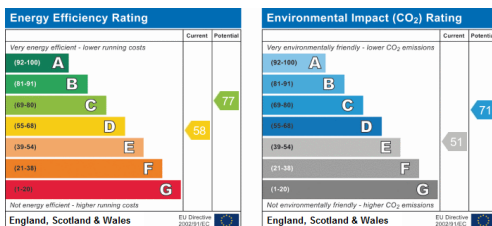
Ground Floor



1st Floor

APPROX. GROSS INTERNAL FLOOR AREA 1018.26 SQ FT / 94.60 SQM
GARAGE AREA 124.86 SQ FT / 11.60 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximates 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 service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



247 Croydon Road, Beckenham, Kent, BR3 3PS

Phone: 020 8776 2838



the-address.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes.