THOMAS BROWN
ESTATES



111 Borkwood Way, Orpington, BR6 9PE

Asking Price: £755,000

- 4/5 Bedroom Semi-Detached House
- Well Located for Many Sought After Schools
- 25'8 Kitchen/Diner & 26'7 Lounge/Family Room
- 2 Bathrooms, Side/Rear Extended











Property Description

Thomas Brown Estates are delighted to present this impressive, side and rear extended four/five bedroom, two bathroom semi-detached family home, ideally situated on the ever popular Davis Development. Offering generous and versatile accommodation throughout, the property boasts a superb 26'7 lounge/family room and a fantastic 25'8 kitchen/dining room spanning the rear of the property, complete with bi-fold doors opening onto the rear garden.

The accommodation comprises an entrance hall leading to a spacious open plan lounge/family room, a modern kitchen/dining room, and a versatile fifth bedroom which could alternatively be used as an additional reception room. There is also a useful utility area and a ground floor WC, which offers sufficient space and potential to be converted into a shower room.

To the first floor, a landing provides access to four bedrooms, a family bathroom and a separate shower room.

Externally, the property benefits from a rear garden, predominantly laid to lawn with a patio area, ideal for outdoor dining and entertaining. To the front, there is off street parking for two vehicles.

Borkwood Way is ideally positioned for a selection of highly regarded local schools, including Warren Road and Tubbenden Primary Schools, Darrick Wood, Newstead Wood and St Olave's, whilst also being conveniently located for local shops, bus routes and Orpington mainline station, providing excellent transport links into London.

This is an ideal family home offering excellent living space in a sought after location. Please call Thomas Brown Estates to arrange your viewing to fully appreciate the accommodation, space and location on offer.









Entrance Hall:
Composite door to front, storage cupboard, laminate flooring, radiator.

Lounge/Family Room:
26' 07" x 12' 3" (8.1m x 3.73m). Fireplace, storage, double glazed window to front, laminate flooring, two radiators.

Kitchen/Diner:
25' 08" x 9' 04" (7.82m x 2.84m). Range of matching wall and base units with worktops over, one and a half bowl ceramic sink and drainer, integrated oven, integrated 5 ring gas hob with extractor over, integrated dishwasher, integrated microwave, space for American fridge/freezer, double glazed bi-folding doors to rear, Velux window, laminate flooring, two radiators.

Utility Room:
8' 07" x 7' 08" (2.62m x 2.34m). Range of matching wall and base units with worktops over, stainless steel sink, space for washing machine, space for tumble dryer, laminate flooring.

Reception Room/Bedroom:
17' 10" x 6' 09" (5.44m x 2.06m). Double glazed window to front, laminate flooring, radiator.

Cloakroom:
WC, wash hand basin in vanity unit, tiled flooring.

Stairs To First Floor Landing:
Velux window, carpet.

Bedroom:
13' 02" x 11' 04" (4.01m x 3.45m). Double glazed window to front, laminate flooring, radiator.

Bedroom:
12' 04" x 11' 03" (3.76m x 3.43m). Double glazed window to rear, laminate flooring, radiator.

Bedroom:
14' 03" x 6' 09" (4.34m x 2.06m). Double glazed window to front, wood flooring, radiator.

Bedroom:
7' 01" x 6' 06" (2.16m x 1.98m). Double glazed window to front, laminate flooring, radiator.

Bathroom:
Wash hand basin, bath with shower attachment, double glazed opaque window to rear, vinyl flooring, heated towel rail.

Shower Room:
(Wet room style). WC, wash hand basin, bath with shower attachment, walk-in shower with rainforest head and shower attachment, double glazed opaque window to rear, vinyl flooring, heated towel rail.

Other Benefits Include:

Garden:
45' 0" x 32' 0" (13.72m x 9.75m). Patio area with rest laid to lawn, summerhouse.

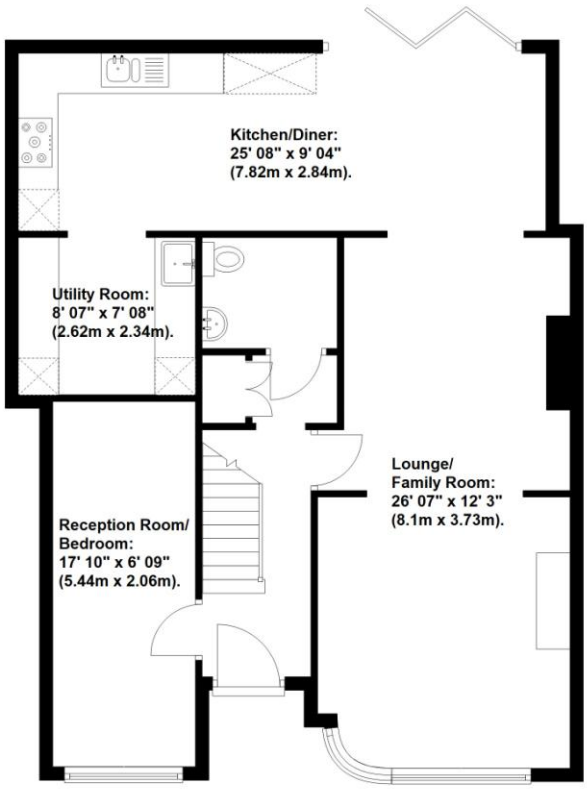
Front:
Block paved drive for two vehicles, mature hedge.

Double Glazing

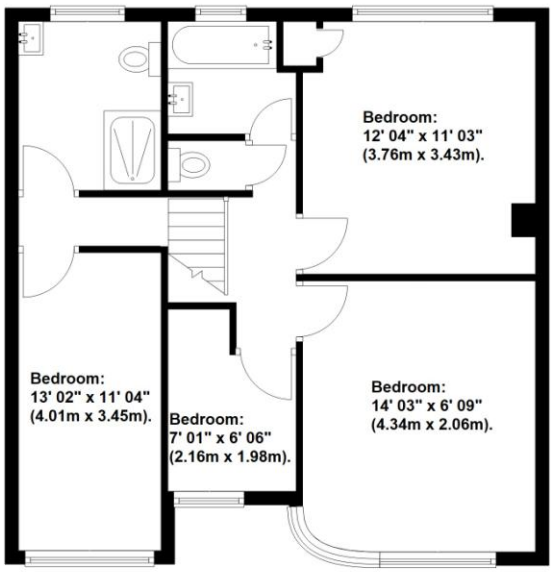
Central Heating System

Alarm System

Ground Floor



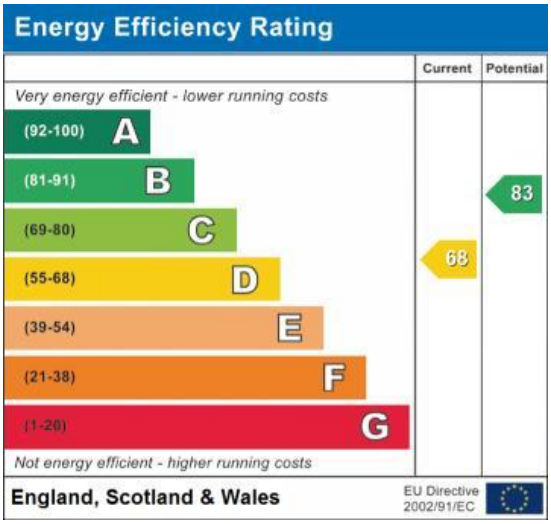
First Floor



Total area: approx. 139.0 sq. metres (1496.3 sq. feet)

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





Council Tax Band: E

Tenure: Freehold

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