

THOMAS BROWN

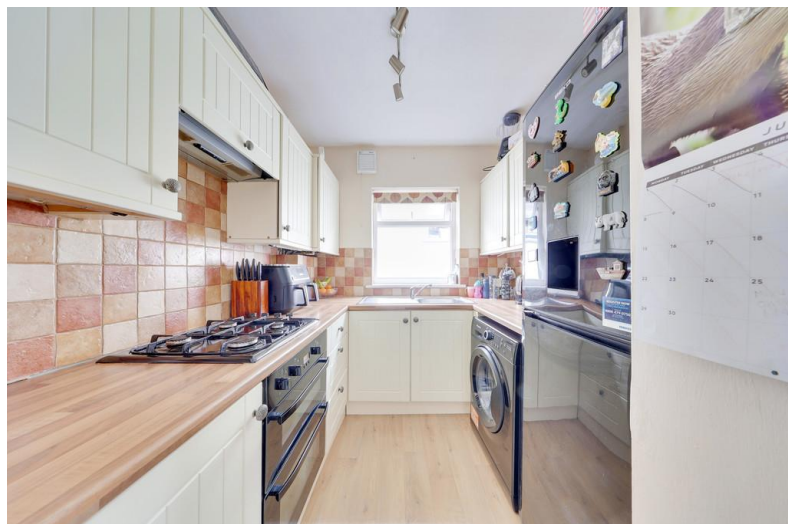
ESTATES



68 Borkwood Way, Orpington, BR6 9PF

Asking Price: £440,000

- 2 Bedroom Semi-Detached Bungalow
- Potential to Extended (STPP)
- Well Located for Highly Regarded Local Schools
- Highly Sought After Davis Estate





Property Description

Thomas Brown Estates are pleased to present this attractive two bedroom semi-detached bungalow, ideally situated on the highly sought after Davis Estate in BR6. Offering excellent potential to extend to the rear and/or convert the loft space (subject to the necessary planning permissions), this property provides an exciting opportunity for buyers looking to create additional living accommodation or seek a property on the same level in its current layout.

The accommodation comprises an entrance porch leading into a welcoming hallway, an open plan lounge/dining room, modern fitted kitchen, two bedrooms and a family bathroom.

Externally, the property benefits from a generous rear garden, predominantly laid to lawn, a garage (storage only), and off street parking to the front.

Conveniently located, Borkwood Way is within easy reach of highly regarded local schools, including Warren Road and Tubbenden Primary Schools, as well as Darriek Wood, Newstead Wood, and St Olave's Schools. The property is also well positioned for local shops, bus routes, and Orpington Mainline Station, providing excellent transport links.

Early viewing is highly recommended to fully appreciate the property's desirable location and significant potential.



ENTRANCE PORCH

Double glazed door to front, vinyl flooring.

ENTRANCE HALL

Double glazed opaque door to front, carpet, radiator.

LOUNGE/DINER

18' 07" x 11' 01" (5.66m x 3.38m) Double glazed window to rear, carpet, two radiators.

KITCHEN

7' 08" x 7' 02" (2.34m x 2.18m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated gas hob, space for fridge/freezer, space for washing machine, double glazed window to side, vinyl flooring.

LOBBY

Double glazed door to side, vinyl flooring.

BEDROOM 1

13' 04" x 10' 06" (4.06m x 3.2m) Double glazed bay window to front, carpet, two radiators.

BEDROOM 2

9' 08" x 7' 04" (2.95m x 2.24m) Double glazed window to front, carpet, radiator.

BATHROOM

WC, wash hand basin, bath with shower over, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

65' 0" (19.81m) Patio with rest laid to lawn, side access.

OFF STREET PARKING

Drive.

GARAGE (STORAGE ONLY)

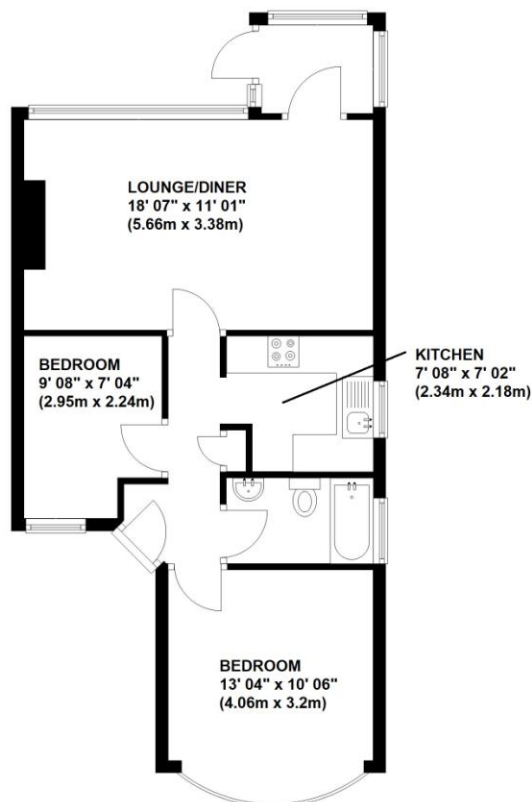
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



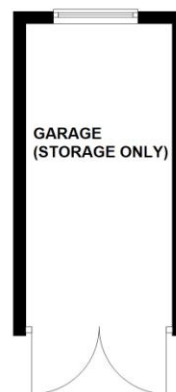
Ground Floor

Approx. 53.2 sq. metres (572.1 sq. feet)



Outbuilding

Approx. 11.6 sq. metres (124.5 sq. feet)



Total area: approx. 64.7 sq. metres (696.6 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	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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

THOMAS BROWN
ESTATES