

THOMAS BROWN

ESTATES



50 Borkwood Way, Orpington, BR6 9PF

Asking Price: £573,000

- 3 Bedroom Semi-Detached House
- Well Located for Orpington Station & many Local Schools
- Fantastic Potential to Extend (STPP)
- Popular Davis Development





Property Description

Thomas Brown Estates are delighted to offer this well presented, three bedroom semi-detached property situated on the ever popular Davis Development, offering fantastic potential to convert the loft space and/or a double storey side extension as many have done in the location. The property is ideally located for Warren Road and Tubbenden Primary Schools, Darrick Wood, Newstead Wood, and St. Olaves Schools, as well as Orpington Station. The accommodation comprises; entrance hallway, lounge and an open plan 19'09 kitchen/diner that spans the rear of the property to the ground floor. To the first floor are three bedrooms and a recently fitted executive bathroom with separate bath and walk in shower. Externally there is a rear garden mainly laid to lawn with a decked area, garage to the side and driveway to the front. Please contact Thomas Brown Estates to arrange a viewing and fully appreciate the quality of location and potential on offer.



ENTRANCE HALL

Composite door to front, double glazed window to front, wood flooring, radiator.

LOUNGE

13' 07" x 12' 09" (4.14m x 3.89m) Feature fireplace, double glazed window to front, laminate flooring, radiator.

KITCHEN/DINER

19' 09" x 10' 09" (6.02m x 3.28m) Range of matching wall and base units with solid wood worktops over, integrated double oven, integrated gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, space for washing machine, double glazed window to rear, double glazed patio doors to rear, wood flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Three double glazed windows to side, carpet.

BEDROOM 1

12' 09" x 10' 06" (3.89m x 3.2m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 01" x 11' 01" (3.38m x 3.38m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

10' 01" x 7' 10" (3.07m x 2.39m) Double glazed window to front and side, carpet, radiator.



BATHROOM

Low level WC, wash hand basin in vanity unit, bath, double walk-in shower and shower attachment, double glazed opaque window to side and rear, tiled walls, wood effect flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

42' 0" x 24' 0" (12.8m x 7.32m) (measured at maximum) Corner plot, decked area with rest laid to lawn, side access.

FRONT

Drive, laid to lawn, path to front door.

GARAGE

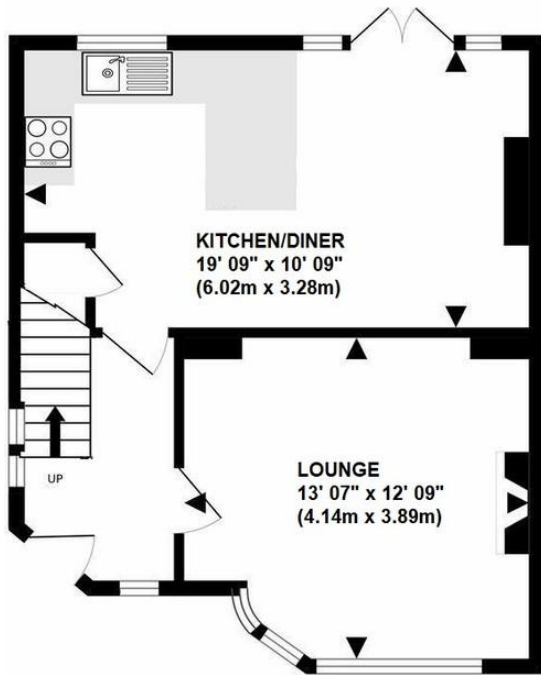
Up and over door to front.

DOUBLE GLAZING

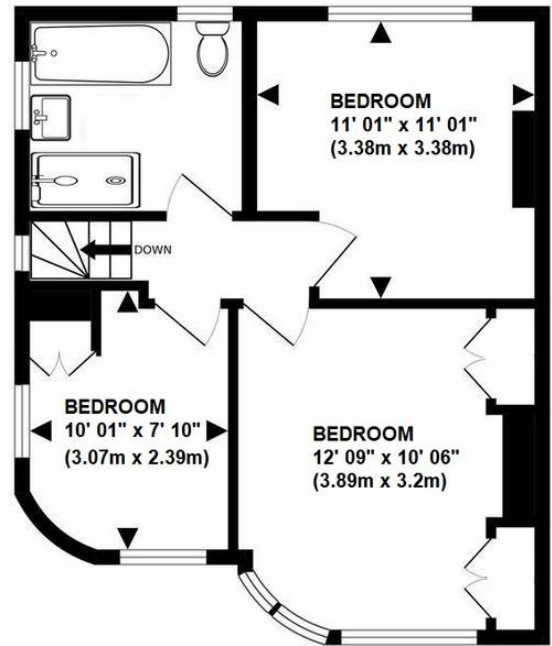
CENTRAL HEATING SYSTEM



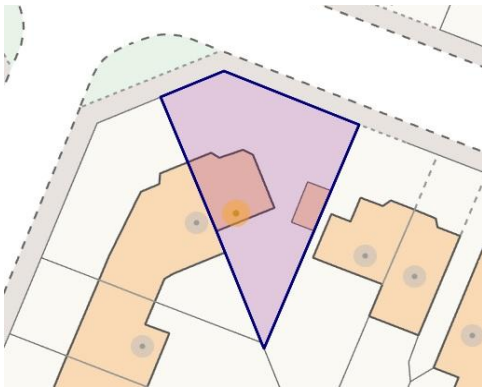
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: E

Tenure: Freehold

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & 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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