

THOMAS BROWN

ESTATES



126 Lockesley Drive, Orpington, BR5 2AE **Asking Price: £563,500**

- 4 Bedroom, 2 Bathroom Semi-Detached House
- Potential to Extend Further (STPP)
- Well Located for Poverest Park & Local Shops
- Sought After Location, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this very well presented and extended four bedroom, two bathroom semi-detached home, located in the popular Poverest area of Orpington. The property is ideally situated within easy reach of Poverest Park, the Nugent Shopping Centre and mainline transport links at St. Mary Cray & Petts Wood railway stations.

The accommodation includes an entrance hallway, a bright lounge that flows into an open plan dining area, kitchen and a covered side passage currently used as a utility area on the ground floor.

The first floor offers two spacious double bedrooms, a study area and a modern family bathroom. On the second floor there are two further bedrooms along with a shower room, providing flexible space for a growing family.

Outside the property benefits from a generous 80' rear garden, ideal for outdoor entertaining and alfresco dining, while the front of the property provides a block paved driveway with parking for two to three vehicles.

Subject to planning permission, there is potential to further extend across the rear, as several neighbouring homes have already done. Lockesley Drive is also conveniently located for local schools, shops, and bus routes, as well as access to St Mary Cray railway station.

Early viewing through Thomas Brown Estates is highly recommended to fully appreciate the size and quality of accommodation on offer.





ENTRANCE HALL

Door to front, double glazed opaque panel to side, laminate flooring.

LOUNGE

14' 10" x 12' 07" (4.52m x 3.84m) (open plan to dining room) Feature fireplace, double glazed window to front, laminate flooring, radiator.

DINING ROOM

10' 11" x 9' 04" (3.33m x 2.84m) Double glazed window to rear, laminate flooring, radiator.

KITCHEN

10' 11" x 9' 08" (3.33m x 2.95m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob, space for fridge, tiled splashback, double glazed window to rear, door to side, tiled effect flooring.

COVERED SIDE ACCESS/UTILITY AREA

Door to front, space for freezer, space for washing machine, space for dishwasher.



STAIRS TO FIRST FLOOR LANDING

Wood effect flooring, laminate to landing.

BEDROOM

15' 06" x 10' 01" (4.72m x 3.07m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM

12' 02" x 10' 11" (3.71m x 3.33m) Built in wardrobe, double glazed window to rear, laminate, radiator.

STUDY AREA

8' 03" x 6' 06" (2.51m x 1.98m) Double glazed window to front, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed window to rear, tiled walls, tile effect flooring, heated towel rail.



STAIRS TO SECOND FLOOR LANDING

Wood effect flooring, laminate to landing.

BEDROOM

15' 04" x 7' 10" (4.67m x 2.39m) Three Velux windows to front, laminate flooring, radiator.

BEDROOM

10' 11" x 9' 02" (3.33m x 2.79m) Double glazed window to rear, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to rear, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

80' 0" (24.38m) Patio area, part laid to lawn, part shingles, numerous seating areas, brick built sheds.

OFF STREET PARKING

Block paved drive for 2/3 vehicles.

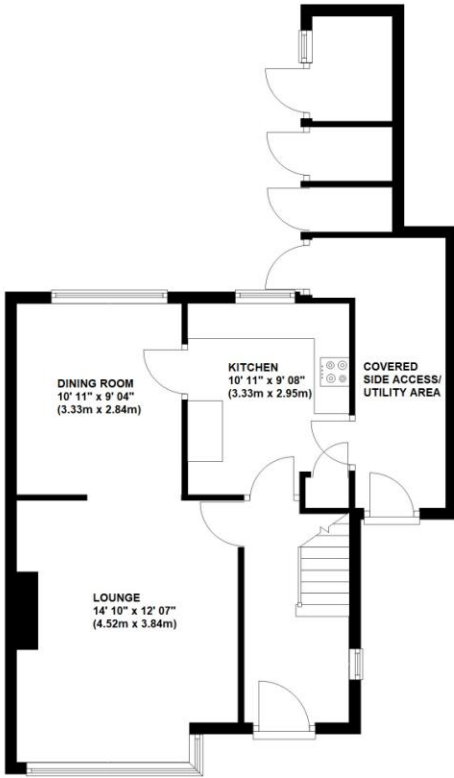
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

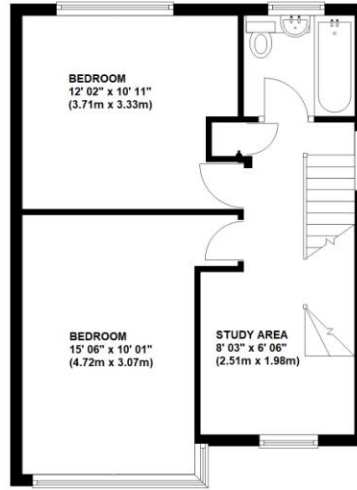
This property is believed to be of a type of concrete construction that is mortgageable. We recommend that you check with your mortgage broker/lender that this is suitable for their lending criteria.



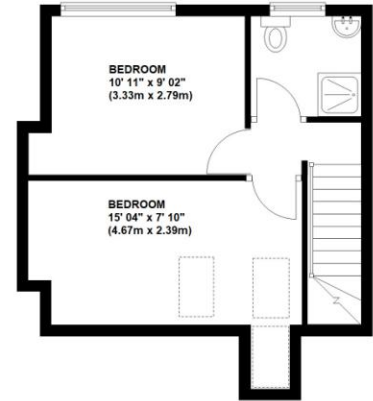
Ground Floor
Approx. 57.9 sq. metres (622.9 sq. feet)



First Floor
Approx. 44.5 sq. metres (479.5 sq. feet)



Second Floor
Approx. 30.7 sq. metres (330.6 sq. feet)



Total area: approx. 133.1 sq. metres (1433.0 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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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