

THOMAS BROWN

ESTATES

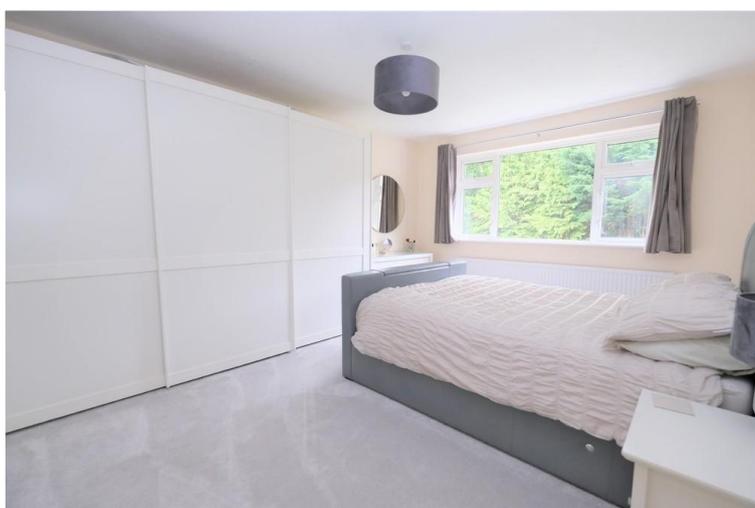


31 Masefield View, Orpington, BR6 8PH

Asking Price: £795,000

- 4 Bedroom Link Detached House
- Well Located for Local Schools & Orpington Station
- 3 Reception Rooms, 2 Bathrooms
- Highly Sought After No Through Road





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented four bedroom, three reception room, two bathroom link detached house set within a highly sought after no through road in Orpington, within walking distance to Darrick Wood Schools and Orpington Station. The accommodation on offer comprises; entrance hall, lounge that is open plan to the dining room, playroom/study, modern fitted kitchen/breakfast room and a WC to the ground floor. To the first floor are four bedrooms, with the master boasting an en-suite shower room, and the family bathroom. Externally, there is an attractive mature garden to the rear with a large patio perfect for alfresco dining and entertaining, and a driveway to the front with ample on road parking. Masefield View is very well located for local schools (including Newstead Woods and Darrick Wood) shops, bus routes and Orpington mainline station. Internal viewing is highly recommended to fully appreciate the floorspace, specification and quality of location on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE HALL

Double glazed opaque door to front, under stairs storage, laminate flooring, radiator.

LOUNGE

20' 09" x 11' 10" (6.32m x 3.61m) (open plan to dining room) Double glazed window to rear, carpet, covered radiator.

DINING ROOM

10' 08" x 9' 10" (3.25m x 3m) Double glazed sliding door to rear, carpet, radiator.

KITCHEN/BREAKFAST ROOM

23' 06" x 9' 09" (7.16m x 2.97m) Range of matching wall and base units with worktops over, one and a half ceramic sink and drainer, integrated electric hob with extractor over, integrated double oven, space for fridge/freezer, space for washing machine, tiled splashback, space for table and chairs, double glazed door to side, double glazed window to front, double glazed window to side, laminate flooring, covered radiator.



STUDY/PLAYROOM

15' 05" x 7' 09" (4.7m x 2.36m) Double glazed window to front, laminate flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to front, laminate flooring.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to front, carpet, radiator.

BEDROOM 1

14' 11" x 11' 11" (4.55m x 3.63m) Double glazed window to rear, carpet, radiator.

EN-SUITE

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



BEDROOM 2

11' 06" x 9' 09" (3.51m x 2.97m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

11' 08" x 8' 03" (3.56m x 2.51m) Double glazed window to front, carpet, radiator.

BEDROOM 4

9' 11" x 6' 10" (3.02m x 2.08m) Double glazed window to front, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, part tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

FRONT GARDEN/OFF STREET PARKING

Driveway, part laid to lawn.

GARDEN

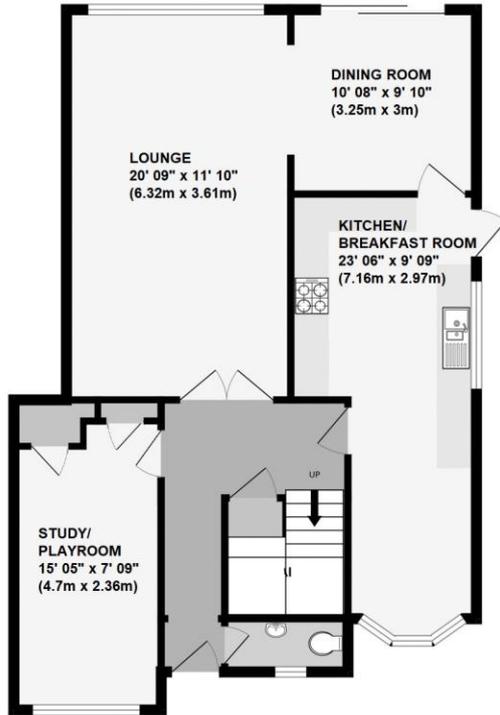
50' 0" (15.24m) Patio area with rest laid to lawn, mature flowerbeds.

DOUBLE GLAZING

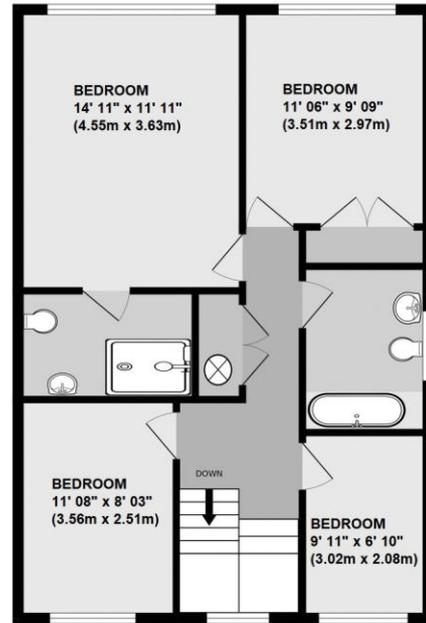
CENTRAL HEATING SYSTEM



GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA - 1514 sq.ft. (140.6 sq.m.) approx.

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.
Made with Metropix ©2023



Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	80
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

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