

THOMAS BROWN

ESTATES



15 Midfield Way, Orpington, BR5 2QH

Asking Price: £600,000

- 4 Bedroom, 2 Reception Room Semi-Detached House
- Well Located for Midfield Primary School
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Garage & OSP





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, four bedroom semi-detached house being offered to the market with no forward chain and boasting fantastic potential to extend across the rear, to the side (convert garage) and/or into the loft space (STPP) as many have done on the road. The accommodation comprises: entrance hall, lounge, dining room, fitted kitchen and a WC to the ground floor. To the first floor are four bedrooms and the family bathroom. Externally there is a large rear garden, double garage to the side and a drive to the front for numerous vehicles. Please note the property does require modernisation throughout and this has been reflected in the asking price. Midfield Way is well located for local schools including the 'Outstanding' Midfield Primary School, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and potential on offer.



ENTRANCE HALL

Door to front, laminate flooring, radiator.

LOUNGE

12' 10" x 11' 11" (3.91m x 3.63m) Double glazed bay window to front, exposed floorboards, radiator.

DINING ROOM

13' 01" x 12' 10" (3.99m x 3.91m) Double glazed sliding door to rear, laminate, radiator.

KITCHEN

9' 10" x 9' 02" (3m x 2.79m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated gas hob with extractor over, space for cooker, space for washing machine, space for dishwasher, double glazed window to rear, tiled flooring, radiator.



CLOAKROOM

Low level WC, two storage cupboards, double glazed opaque window to rear, tiled walls, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

BEDROOM

15' 11" x 11' 09" (4.85m x 3.58m) (measured to back of wardrobes) Fitted wardrobes, double glazed bay window to front, exposed floorboards, radiator.

BEDROOM

14' 0" x 8' 11" (4.27m x 2.72m) (dual aspect) Built in wardrobes, double glazed window to front and rear, double glazed opaque door to side to balcony, exposed floorboards, radiator.

BEDROOM

11' 09" x 9' 11" (3.58m x 3.02m) Double glazed window to rear, exposed floorboards, radiator.

BEDROOM

8' 05" x 7' 03" (2.57m x 2.21m) Double glazed window to front, exposed floorboards, radiator.



BATHROOM

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

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

83' 0" x 35' 0" (25.3m x 10.67m) Patio, mature shrubs.

DOUBLE GARAGE

15' 11" x 14' 02" (4.85m x 4.32m) Door to front, opaque window to side, power and light.

COVERED ACCESS TO GARAGE

Double glazed opaque door to rear.

OFF STREET PARKING

Drive for multiple vehicles.

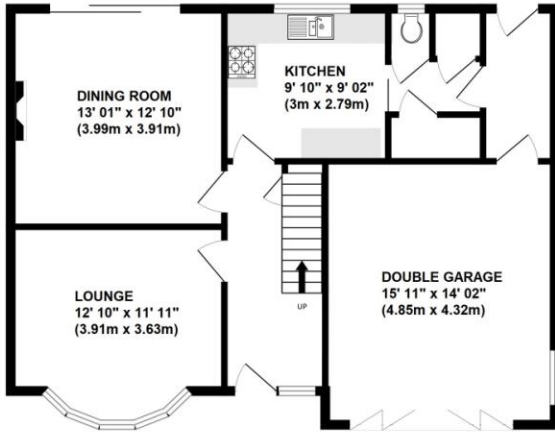
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

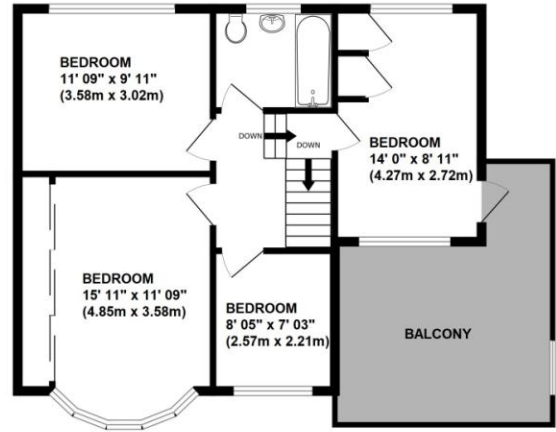
NO FORWARD CHAIN



GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1373 sq.ft. (127.6 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.
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Address: 15 Midfield Way, ORPINGTON, BR5 2QH
RRN: 7608-3943-0200-5124-4204

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			82
(69 - 80) C			
(55 - 68) D		57	
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Construction: Standard

Council Tax Band: F

Tenure: Freehold

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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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