

THOMAS BROWN

ESTATES

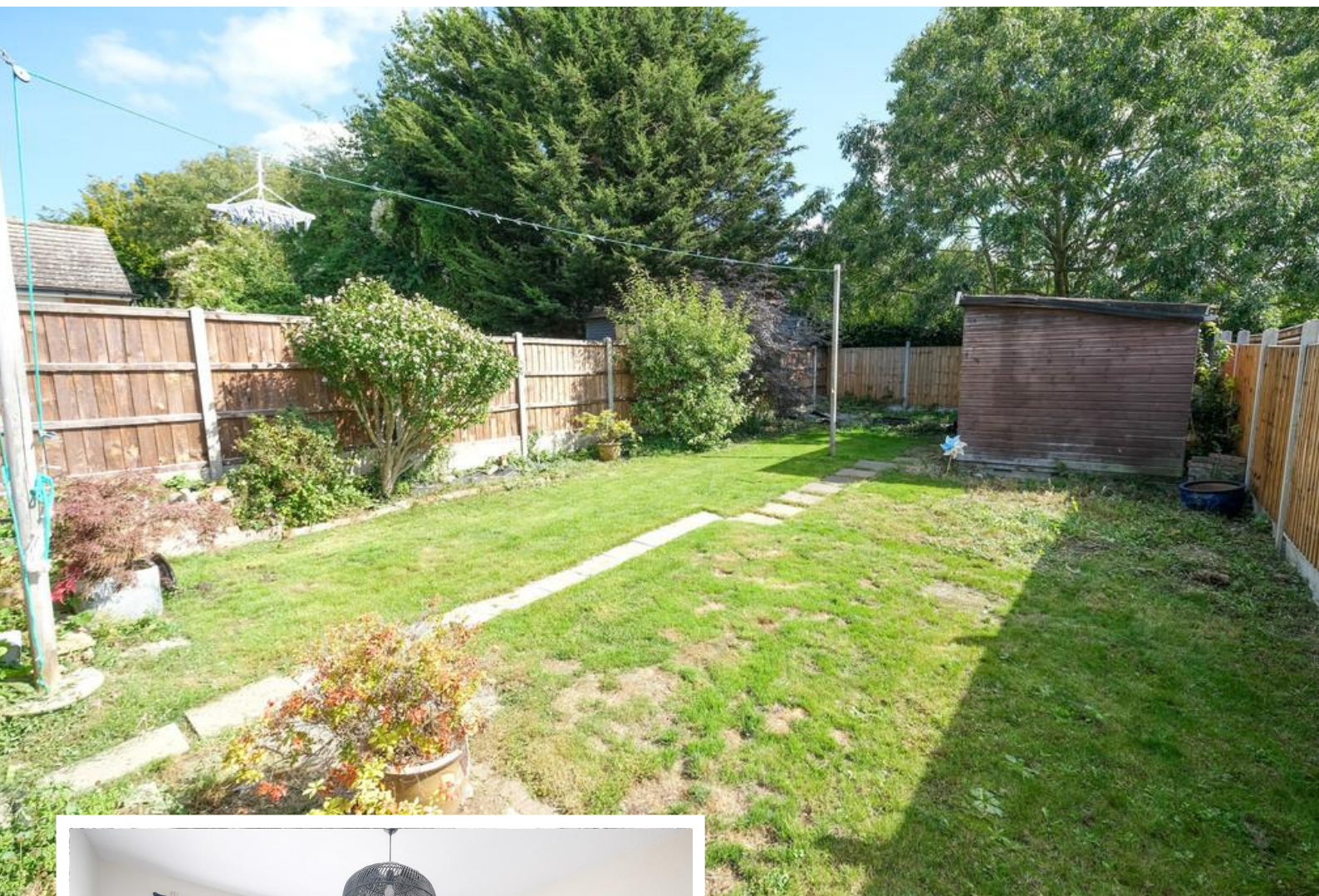


40 Dyke Drive, Orpington, BR5 4LZ

Asking Price: £495,000

- 3 Bedroom Semi-Detached House
- Potential to Extend into Loft Space (STPP)
- 2 Reception Rooms, Rear Extended
- Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this rear extended three bedroom semi-detached house located on a popular residential road in Orpington boasting a 22' dining room and 21'5 kitchen, with fantastic potential to extend into the loft space STPP if required. The accommodation on offer comprises; entrance porch and entrance hallway, lounge, extended dining room, extended kitchen and cloakroom/shower room to the ground floor. To the first floor there is a landing giving access to three bedrooms and a recently modernised family bathroom. Externally there is a well kept garden to the rear aspect of the property mainly laid to lawn with a patio perfect for alfresco dining and entertaining, and off street parking to the front for two vehicles. Dyke Drive is well located for Orpington High Street, Orpington and St. Mary Cray mainline stations, local schools and bus routes. Please call Thomas Brown Estates to arrange a viewing to fully appreciate the floor space on offer.



ENTRANCE PORCH

Double glazed door to front, double glazed panels to two sides, tiled flooring, radiator.

ENTRANCE HALL

Understairs storage, double glazed opaque window to side, laminate flooring, radiator.

LOUNGE

12' 10" x 12' 02" (3.91m x 3.71m) Feature fireplace, double glazed window to front, laminate flooring, radiator.

DINING ROOM

22' 0" x 8' 09" (6.71m x 2.67m) Double glazed French doors to rear, carpet, two radiators.



KITCHEN

21' 05" x 9' 07" (6.53m x 2.92m) (narrowing at 6'04) Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, integrated eye level double oven, integrated gas hob with extractor over, plumbing for washing machine, space for dishwasher, breakfast bar, double glazed windows to rear and side, double glazed door to garden, tiled flooring.

CLOAKROOM

Low level WC, wash hand basin, shower cubicle, storage cupboard, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Loft access, double glazed opaque window to side, carpet.



BEDROOM 1

12' 03" x 10' 10" (3.73m x 3.3m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 2

10' 08" x 9' 11" (3.25m x 3.02m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 08" x 8' 02" (2.64m x 2.49m) Double glazed window to front, carpet, radiator.

BATHROOM

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



OTHER BENEFITS I INCLUDE:

GARDEN

50' 0" (15.24m) Patio area with rest laid to lawn, mature shrubs/trees, sheds, side access through to lean-to.

OFF STREET PARKING

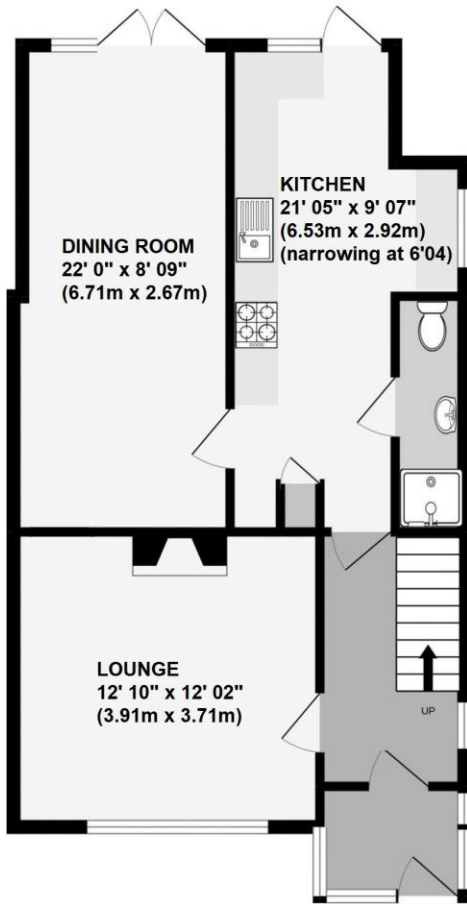
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

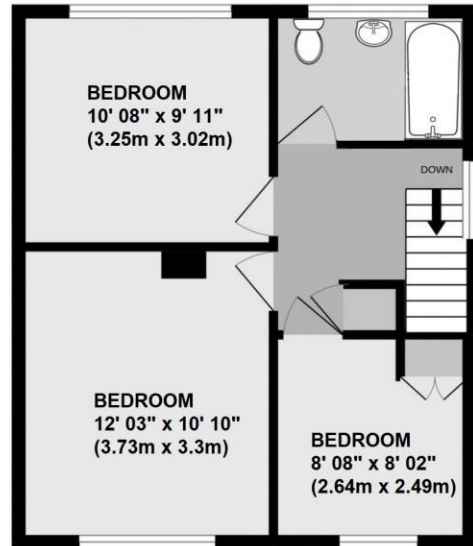
New boiler 2022.

ALARMED

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1040 sq.ft. (96.7 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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Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(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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