

THOMAS BROWN

ESTATES



82 Hayfield Road, Orpington, BR5 2DN

Asking Price: £550,000

- 3 Bedroom, 2 Bathroom Semi-Detached House
- Fantastic Open Plan 23'3 Kitchen/Dining Room
- Walking Distance to Poverest Park & Stations
- Immaculately Presented, Extended





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, extended three bedroom two bathroom semi-detached property that must be viewed to fully appreciate the quality of specification and location on offer. The property is located within walking distance to Poverest Park, Petts Wood and St. Mary Cray Stations, and close to local shops - including the popular Nugent Retail Park and Orpington/Petts Wood High Streets. The accommodation on offer comprises: entrance hallway, lounge, a fantastic open plan 23'3 kitchen/dining room with direct access to the rear garden, utility room and a WC to the ground floor. To the first floor are three bedrooms, master with en-suite shower room, and a family bathroom. Externally there is a well presented landscaped rear garden perfect for entertaining and alfresco dining and a 24' garage that is currently being utilised as storage and home office/games room. To the front is a block paved drive for 2-3 vehicles. Hayfield Road is well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and accommodation on offer.



ENTRANCE HALL

Double glazed door to front, solid wood flooring.

LOUNGE

12' 08" x 12' 05" (3.86m x 3.78m) Feature fireplace, double glazed bay window to front, solid wood flooring, radiator.

KITCHEN/DINER

23' 03" x 16' 10" (7.09m x 5.13m) (measured at maximum) Range of matching wall and base units with quartz worktops over, stainless steel sink and drainer, integrated oven, integrated induction hob with extractor over, integrated fridge/freezer, integrated dishwasher, double glazed sliding door to rear, solid wood flooring, two radiators.

UTILITY ROOM

Space for washing machine, double glazed opaque window to side, tiled flooring.



CLOAKROOM

Low level WC, wash hand basin in vanity unit, double glazed opaque window to side, part tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

10' 08" x 10' 03" (3.25m x 3.12m) Built in wardrobe, double glazed window to front, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed opaque window to front, tiled walls, tiled flooring, heated towel rail.



BEDROOM 2

9' 05" x 9' 04" (2.87m x 2.84m) Wardrobes to stay, double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 08" x 6' 10" (2.95m x 2.08m) Wardrobes to stay, double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

64' 0" x 27' 0" (19.51m x 8.23m) Patio area with rest artificial lawn, shed, side access.

OFF STREET PARKING

Block paved drive for 2-3 vehicles.

GARAGE (TO FRONT)

11' 11" x 10' 02" (3.63m x 3.1m) Up and over door, power and light.

GARAGE (TO REAR)

11' 09" x 9' 04" (3.58m x 2.84m) Power and light, wood effect flooring, electric radiator.

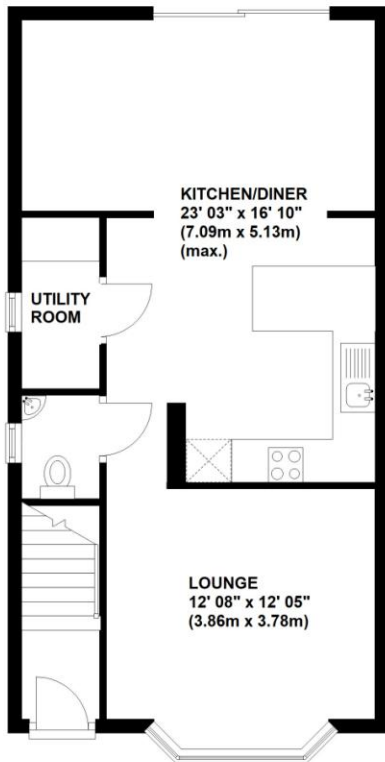
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



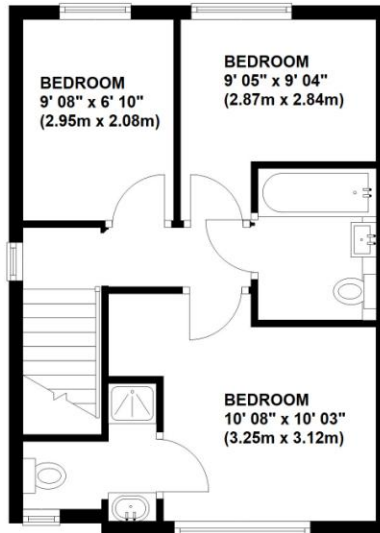
Ground Floor

Approx. 52.2 sq. metres (562.3 sq. feet)



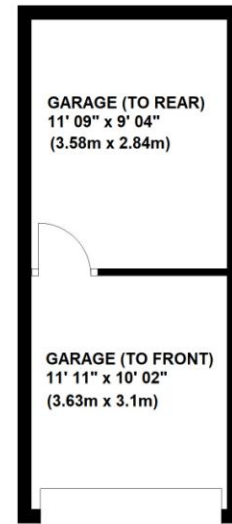
First Floor

Approx. 37.0 sq. metres (398.3 sq. feet)



Outbuilding

Approx. 20.1 sq. metres (216.9 sq. feet)



Total area: approx. 109.4 sq. metres (1177.4 sq. feet)

This plan is for illustration purpose only - not to scale



Construction: Standard

Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(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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