



## 52 Brookmead Way, Orpington, Kent, BR5 2BG

\*\*\*\*\*GUIDE PRICE £500,000-£525,000\*\*\*\*\*

Welcome to this charming property located on Brookmead Way in the lovely town of Orpington. This delightful house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The property features 1 bathroom and a downstairs WC, ideal for your daily routines and ensuring convenience for all residents. Situated in a peaceful neighbourhood, this house offers a tranquil retreat from the hustle and bustle of everyday life.

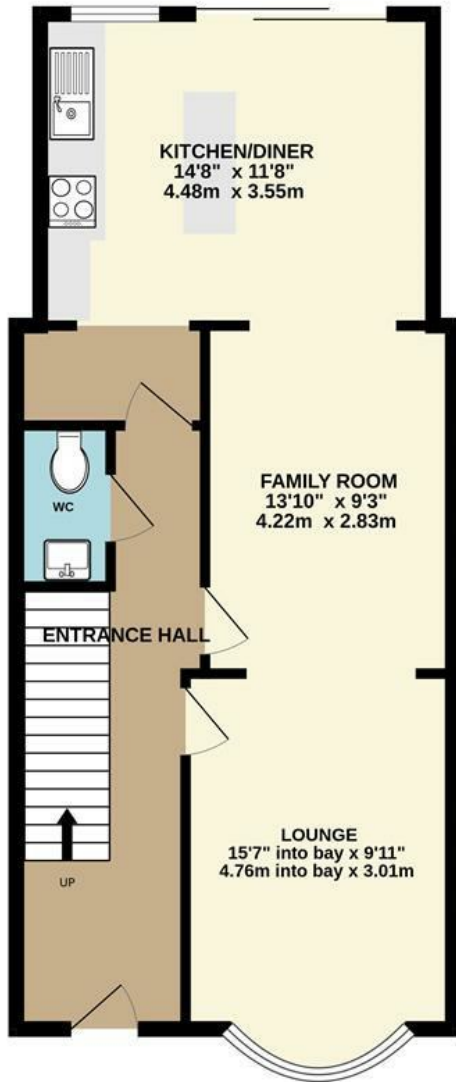
Brookmead Way is a sought-after location known for its friendly community and proximity to local amenities. Whether you fancy a leisurely stroll in the nearby parks or a shopping spree in the town centre, this property provides easy access to all that Orpington has to offer.

Don't miss the opportunity to make this house your home sweet home. Book a viewing today and envision the endless possibilities this property holds for you and your loved ones.

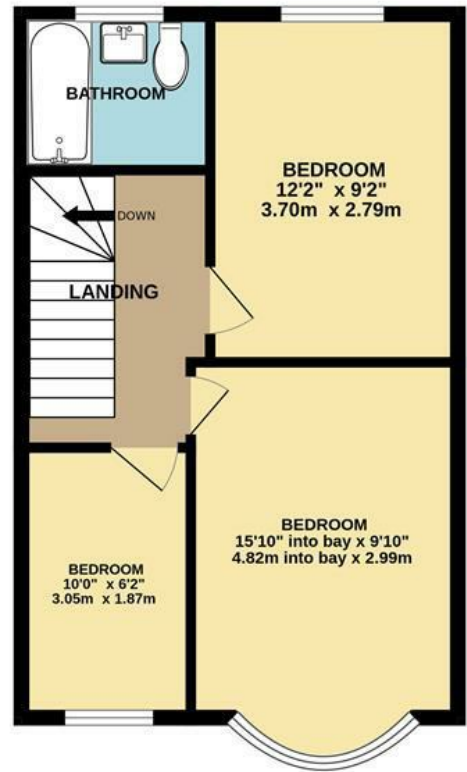
- Recently updated
- Mid-terrace
- Downstairs WC
- Open plan kitchen/diner
- Low maintenance garden
- Walking distance to local schools
- Walking distance to local shops
- 1.5 miles to Orpington Station
- EPC- D
- Council Tax- D

**£500,000**

GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	80
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		