



Borkwood Way, Orpington, Kent, BR6 9PE

£625,000 Freehold



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## Property Description

OFFERED WITH NO ONWARD CHAIN. This beautifully presented and extended semi-detached family home is situated on the ever-popular Davis Estate and is located close to local shops at The Crescent, as well as highly regarded schools that include Darrick Wood, Newstead Wood, St Olaves, Warren Road and Tubbenden. The well presented accommodation includes a lovely contemporary style kitchen which opens directly into a family/dining area, plus a separate lounge. There is also a useful downstairs cloakroom, Upstairs, there are the three bedrooms, and a very attractive contemporary style bathroom (fitted in the last couple of years) along with recently laid luxury vinyl flooring. The vendor advises that the main roof was replaced in 2017, extension roof replaced 2019 and rendering entire side and back of house was 2021. The rear garden measures some 75'0 with detached garage (ideal for storage), and there is parking to the front for two cars. Internal viewing recommended.

## Entrance Hall

Entrance door to front. Staircase leading to the first floor landing with cupboard beneath. Attractive wood effect flooring. Downlighting. Single panel radiator. Double glazed window to side.

## Downstairs Cloakroom

Fitted with a white suite comprising: contemporary style wall mounted wash hand basin and tiled splashback, low level WC, ladder style radiator, downlighting, extractor fan, wood effect flooring, double glazed frosted window to side.

## Lounge

14'0" x 11'0" (4.27 x 3.35)

With double glazed leaded light effect bow window to front, and double glazed leaded light effect bow window to side set within the bay. Double panel radiator. Feature open fireplace/display. Attractive wood effect flooring.

## Kitchen with open-plan Dining Room

21'0" x 15'3" (6.4 x 4.65)

A most attractive feature of this home and an ideal space for the whole family. Double glazed French doors, and double glazed window overlooking the rear garden. Two "Velux" style roof windows. Downlighting.

The kitchen area is fitted with a range of contemporary style high gloss soft close wall, base and drawer units, with colour-coordinated marble effect worktops, and up ends. Inset stainless steel one and a half bowl sinks and integrated drainer. Cupboard housing wall mounted gas fired central heating boiler. Integrated gas hob with matching colour-coordinated marble effect splash back, and extractor hood over. Integrated electric oven beneath the hob. Recess for upright fridge/freezer, plus washing machine and dishwasher with plumbing. Attractive wood effect flooring. Attractive arched display recess within the dining area, and with open fireplace/display. Additional doorway returning to entrance hall.

## First Floor Landing

With two double glazed windows to side on the stairwell. Access to the loft area.

## Bedroom 1

12'9" x 9'9" (3.89 x 2.97)

Double glazed leaded light effect windows to front and side set within a bay. Downlighting. Sharpes fitted wardrobes to one wall with contemporary glazed sliding doors. Attractive wood effect flooring.

## Bedroom 2

12'3" x 9'6" (3.73 x 2.9)

Double glazed window overlooking the rear garden, and with single panel radiator beneath. Sharpes fitted wardrobes to one wall with contemporary glazed sliding doors. Attractive wood effect flooring.

Tel: 01689 821904

### Bedroom 3

8'0" x 6'6" (2.44 x 1.98)

Double glazed leaded light effect windows to front and side. Single panel radiator. Double doored bulkhead cupboard with additional cupboard above.

### Family Bathroom

Most attractively fitted with a white contemporary style suite comprising: panel bath with shower attachment; 'floating' wash bowl basin unit with storage beneath; and low level WC. Single panel radiator. Attractive tiling to walls. Downlighting. Ladder style radiator, Extractor fan. Two double glazed frosted windows to side.

### Rear Garden

75'0" (22.86)

Being laid mainly to lawn, with borders. Detached original garage/store at rear boundary, with power. Gated pedestrian side access. Block paved terrace - ideal for relaxing or entertaining.

### Front Garden

Block paved with parking for two vehicles. Shared driveway. Borders.

### Agent's Note

The following information is provided as a guide, and should be verified by a purchaser prior to exchange of contracts.

Council Tax Band: ""

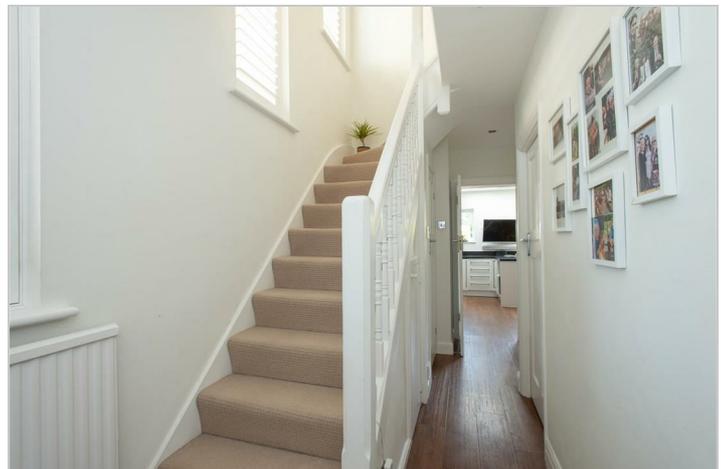
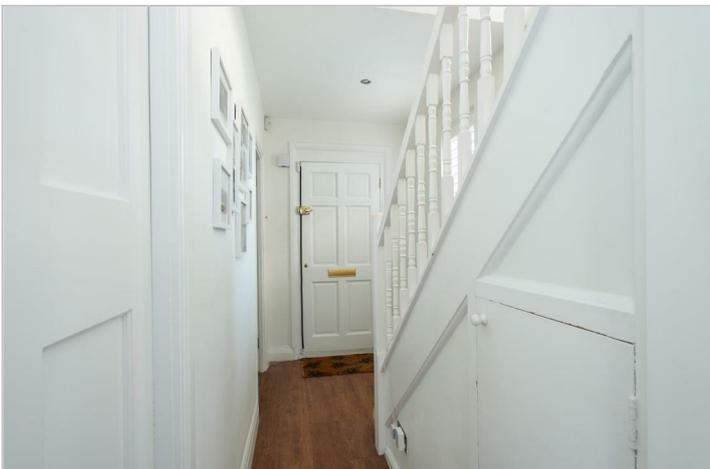
EPC Rating: ""

Total Square Meters: Approximately

Total Square Feet: Approximately

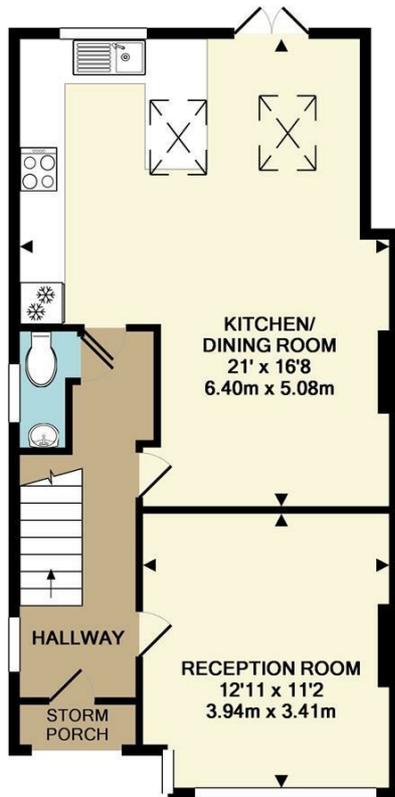
Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens





## Floor Plan



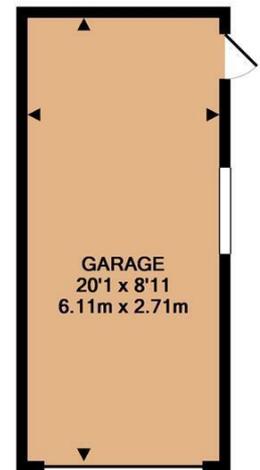
GROUND FLOOR

TOTAL APPROX. FLOOR AREA 936 SQ.FT. (87.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.  
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1ST FLOOR

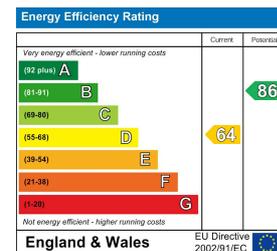


NOT INCLUDED IN FLOOR AREA

## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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