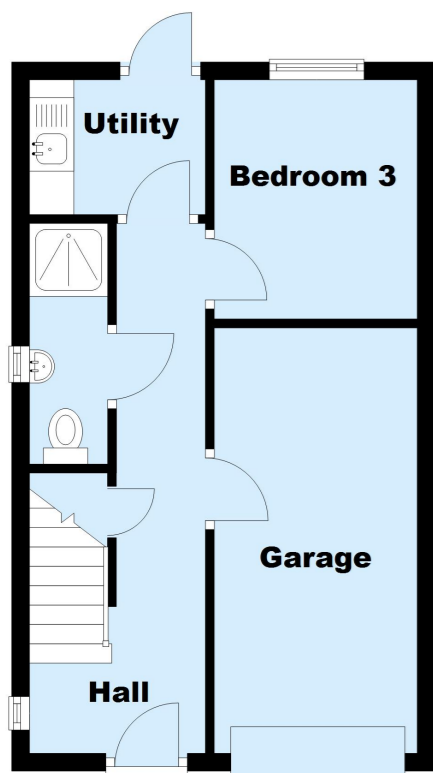
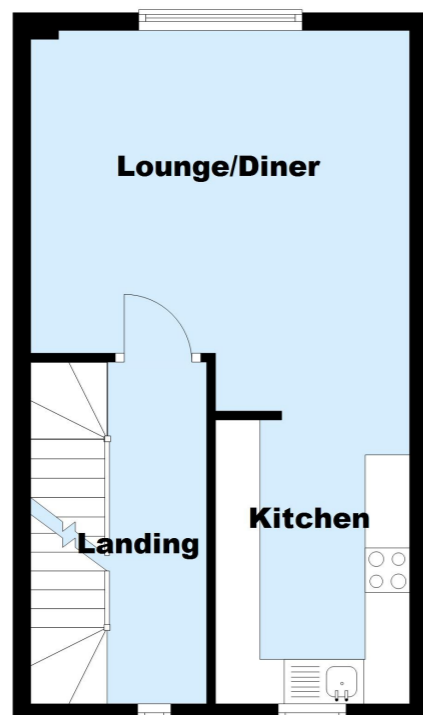


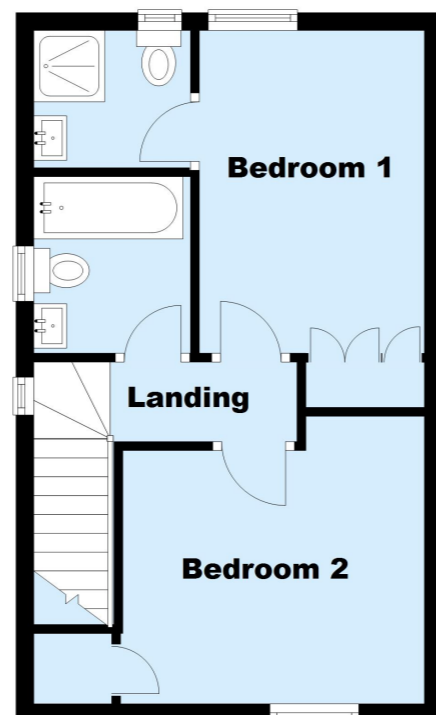
Ground Floor



First Floor



Second Floor



This plan is for general layout guidance and may not be to scale. Plan produced using PlanUp.

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given. Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at www.proctors.london



Viewing by appointment with our Petts Wood Office - 01689 606666

4 Barkway Drive, Orpington, Kent, BR6 8PQ

£595,000 Freehold

- EOT Town House
- Spacious Lounge/Diner
- Integrated Garage
- Integral Garage
- Three Bedrooms
- Breakfast Kitchen
- Three Bathrooms
- Cul-De-Sac Aspect

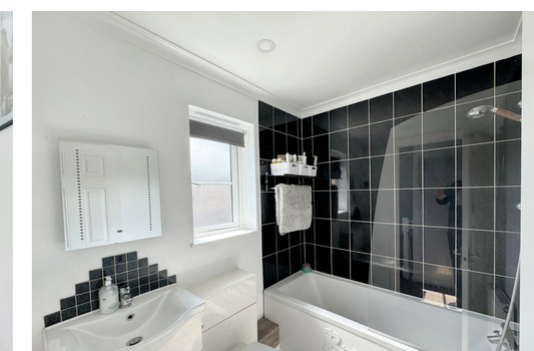
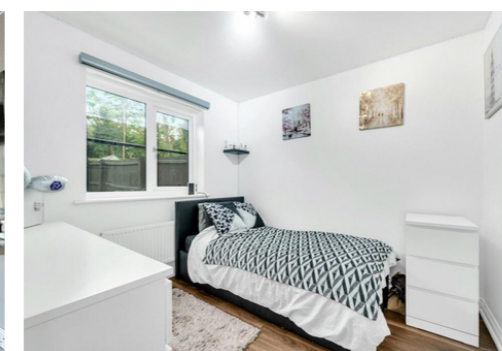


## 4 Barkway Drive, Orpington, Kent, BR6 8PQ

A well-presented end of terrace town house with accommodation arranged over three levels. The property enjoys a cul-de-sac aspect, conveniently placed for a variety of amenities to include Darrick Wood schools catchment areas, PRU general hospital, good transport links serving Bromley and Orpington, Locksbottom High Street and good access to the M25/M20 junctions via the A21. The ground floor comprises the third bedroom, utility room, separate shower room/ cloakroom and hall access to the integral garage. The middle floor offers a spacious lounge/ diner, contemporary breakfast kitchen, whilst on the second floor you have two double bedrooms, an en-suite shower room off the main bedroom and family bathroom. Outside you will note a sizeable garden with side access and frontage for off road parking. Features include gas central heating, a pressurised hot water system ideal for three bathrooms, double glazing, modern recessed lighting, appliances to remain, light fittings and blinds to remain, good sized garage which could be converted (subject to planning permission), plus well-presented interior. For further information about this property, call Proctors - Petts Wood.

### Location

Barkway Drive is situated close to all amenities, including Darrick Wood schools, grammar schools, Locksbottom amenities, PRU hospital and transport links serving Orpington and Bromley town centres.



### Ground Floor

#### Entrance Hall

6.17m x 1.86m (20' 3" x 6' 1") Panelled entrance door, double glazed window to side, radiator, under stairs cupboard, door to garage.

#### Shower Room/Cloakroom

Double glazed window to side, back to cabinet W.C., hand wash basin on vanity unit, shower cubicle, radiator, extractor fan, shaver point.

#### Bedroom Three

2.68m x 2.34m (8' 10" x 7' 8") Double glazed window to rear, radiator.

#### Utility Room

1.80m x 1.56m (5' 11" x 5' 1") Double glazed door to rear, one and a half bowl sink unit set in deep work surface, base unit, radiator, extractor fan, washing machine to remain, wall mounted central heating boiler.

### First Floor

#### Landing

4.00m x 1.87m (13' 1" x 6' 2") Double glazed window to front.

### Lounge/ Diner

4.35m x 4.04m (14' 3" x 13' 3") Double glazed window to rear, two radiators, T.V. point.

### Breakfast Kitchen

3.47m x 2.28m (11' 5" x 7' 6") Double glazed window to front, gloss white wall and base cabinets, acrylic sink unit set in worktop, built-in electric oven, gas hob unit, stainless steel splash back to extractor hood, free standing American fridge/freezer to remain, breakfast bar with chairs, stainless eye-level microwave oven, drinks chiller, wall-mounted T.V. to remain.

### Second Floor

#### Landing

Double glazed window to side.

#### Bedroom One

3.76m x 2.57m (12' 4" x 8' 5") Double glazed window to rear, built-in double wardrobes with lights, radiator, panelled feature wall, access to loft via loft ladder.

#### En-Suite Shower Room

1.60m x 1.60m (5' 3" x 5' 3") Double glazed window to rear, back to cabinet W.C., hand wash basin on vanity unit, shower cubicle, extractor fan, radiator.

### Bedroom Two

3.26m x 3.17m (10' 8" x 10' 5") Double glazed window to front, radiator, built-in deep cupboard housing pressurised hot water cylinder.

### Family Bathroom

2.01m x 1.60m (6' 7" x 5' 3") Double glazed window to side, white suite comprising bath with mixer shower, back to cabinet W.C., hand wash basin on vanity unit, LED mirror, extractor fan, radiator.

### Outside

#### Rear Garden

Paved patio area, laid to lawn, garden shed, storage box, side access, outside tap, outside lights.

#### Integral Garage

5.02m x 2.25m (16' 6" x 7' 5") Up and over door, power and light, work bench, wall cabinets, interior access.

#### Frontage

Private frontage for off road parking.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : E

