

# THOMAS BROWN

ESTATES



**11 Ridgeway Crescent Gardens, Orpington, BR6 9QH Asking Price: £744,000**

- 4 Bedroom, 2 Bathroom Semi-Detached House
- Recently Refurbished, Double Storey Side Extended
- No Forward Chain
- Close to Orpington Station





## Property Description

Thomas Brown Estates are delighted to offer this recently refurbished double storey side extended four bedroom two bathroom semi-detached family home, being offered to the market with no forward chain and located in a highly popular residential road in South Orpington, located in close proximity to Orpington Station and many sought after local schools. Ideal for the London bound commuter, the accommodation on offer comprises: entrance porch & hallway, lounge, family room, kitchen/diner with direct access to the rear garden and a WC to the ground floor. To the first floor there is a landing giving access to four bedrooms, one with an ensuite shower room, and a family bathroom. Externally there is a mature garden and off street parking is provided to the front. Ridgeway Crescent Gardens is well located for local schools, shops, bus routes, Orpington High Street, and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and floor space on offer.



#### FRONT

Driveway for two vehicles with rest laid to lawn, mature shrubs.

#### ENTRANCE PORCH

Double glazed composite door to front, coconut door mat.

#### ENTRANCE HALL

Under stairs storage cupboard, carpet, radiator.

#### LOUNGE

12' 07" x 11' 05" (3.84m x 3.48m) Double glazed window to front, carpet, electric fire.

#### FAMILY ROOM

16' 02" x 12' 05" (4.93m x 3.78m) Double glazed window to front and rear, carpet, radiator.

#### KITCHEN/DINER

18' 0" x 12' 06" (5.49m x 3.81m) Range of matching wall and base units with worktops over, one and a half stainless steel sink and drainer, integrated induction hob with extractor over, integrated oven, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed sliding door to rear, double glazed window to rear, wood effect flooring, radiator.

#### CLOAKROOM

Low level WC, wash hand basin in vanity unit, opaque double glazed window to rear, wood effect flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Opaque double glazed window to side, carpet.

#### BEDROOM 1

12' 03" x 9' 01" (3.73m x 2.77m) Double glazed window to front, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin in vanity unit, shower cubicle, double glazed window to rear, vinyl flooring, radiator.

#### BEDROOM 2

12' 07" x 10' 07" (3.84m x 3.23m) Built in wardrobe, double glazed window to front, carpet, radiator and cover.

#### BEDROOM 3

10' 03" x 9' 09" (3.12m x 2.97m) Built in wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 4

9' 04" x 7' 02" (2.84m x 2.18m) Built in storage, double glazed window to front, carpet, radiator.

#### BATHROOM

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

#### OTHER BENEFITS INCLUDE:

#### GARDEN

65' 0" x 37' 0" (19.81m x 11.28m) Patio area with rest laid to lawn, mature shrubs.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### OFF STREET PARKING

#### NO FORWARD CHAIN



GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 1306 sq.ft. (121.3 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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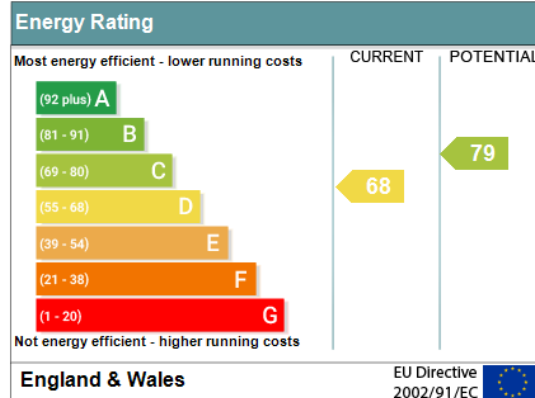
## Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold

Address: 11 Ridgeway Crescent Gardens, ORPINGTON, BR6 9QH  
RRN: 9775-3921-3200-0162-1204



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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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