

THOMAS BROWN

ESTATES



44 Barnesdale Crescent, Orpington, BR5 2AX **Asking Price: £520,000**

- 3 Bedroom Semi-Detached House
- Well Located for St. Mary Cray Station & Local Shops
- Highly Sought After Location
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this well-presented three bedroom semi-detached home, offered to the market with no forward chain. Ideally located in the highly sought after Poverest area of Orpington, the property benefits from a spacious dual aspect lounge and a generous driveway providing off street parking for multiple vehicles.

The accommodation comprises an entrance hallway, a bright and airy dual aspect lounge, a kitchen/diner and a conservatory on the ground floor. Upstairs, there are three bedrooms, including two well-proportioned double rooms, along with a modern family bathroom.

Externally, the property boasts a mature rear garden with multiple seating areas, perfect for relaxing or entertaining. To the front, there is a large driveway offering ample parking.

Barnesdale Crescent is conveniently situated close to local schools, shops, bus routes, and St. Mary Cray mainline station, providing excellent transport links.

Early viewing is highly recommended to fully appreciate the quality of accommodation and the fantastic location on offer.





ENTRANCE HALL

Composite door to front, double glazed opaque window to side, understairs storage cupboard, laminate flooring, radiator.

LOUNGE

18' 11" x 11' 11" (5.77m x 3.63m) (dual aspect) Double glazed window with shutters to front and rear, laminate flooring, two radiators.

KITCHEN/DINER

13' 10" x 7' 11" (4.22m x 2.41m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, integrated fridge/freezer, space for washing machine, space for slimline dishwasher, double glazed window to rear, double glazed opaque door to rear, laminate flooring, radiator.

CONSERVATORY

13' 10" x 7' 11" (4.22m x 2.41m) Double glazed opaque door to side, double glazed window to rear and side, laminate flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window with shutters to front, carpet.

BEDROOM 1

12' 07" x 10' 09" (3.84m x 3.28m) Built in wardrobe, double glazed window to side and rear, carpet, radiator.

BEDROOM 2

11' 11" x 10' 07" (3.63m x 3.23m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 08" x 7' 11" (2.64m x 2.41m) Double glazed window with shutters to front, carpet, radiator.

BATHROOM

WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, tile effect flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

40' 0" x 28' 0" (12.19m x 8.53m) Numerous seating areas, laid to lawn, mature shrubs.

FRONT

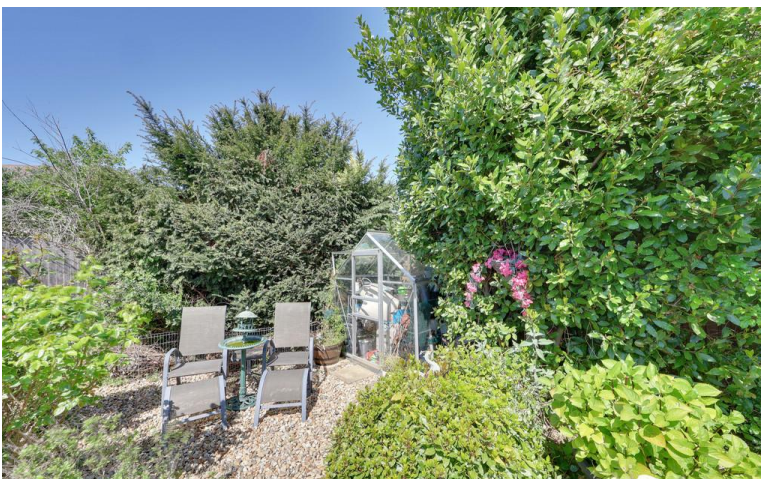
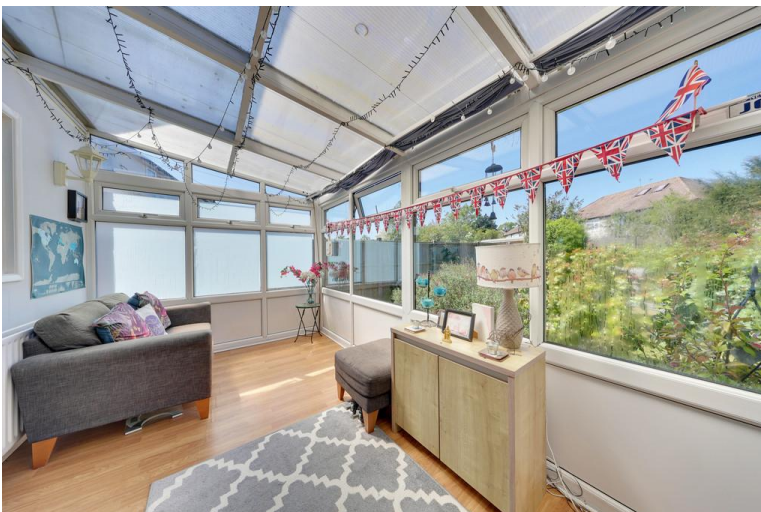
Drive for multiple vehicles, mature shrubs.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

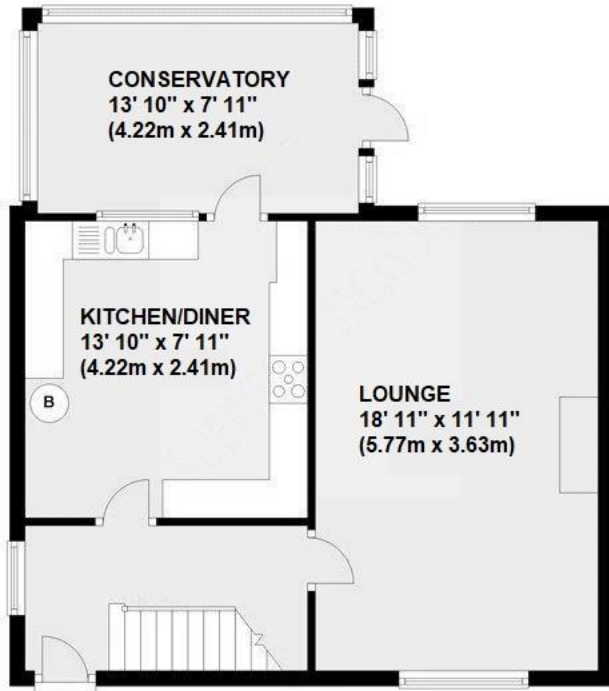
NO FORWARD CHAIN

ALARMED



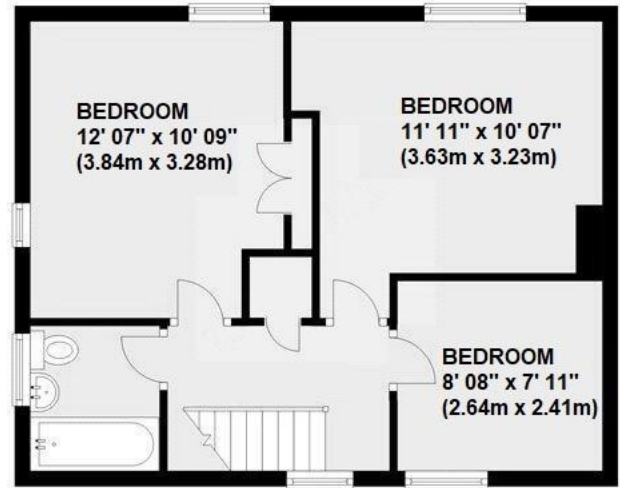
Ground Floor

Approx. 54.8 sq. metres (589.8 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



Total area: approx. 98.7 sq. metres (1062.1 sq. feet)



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & 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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