

THOMAS BROWN

ESTATES



51 Marion Crescent, Orpington, BR5 2DF **Asking Price: £435,000**

- 3 Bedroom Semi-Detached House
- Open Plan Lounge/Dining Room
- Garage & Off Street Parking
- Walking Distance to St. Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi detached property located within walking distance to Petts Wood and St. Mary Cray Stations, and close to local shops including the popular Nugent Retail Park and Petts Wood High Street. The accommodation on offer comprises: entrance hall, open plan lounge and dining room, kitchen and a conservatory to the ground floor. To the first floor are three bedrooms and the modern family bathroom. Externally there is a mature rear garden mainly laid to lawn, driveway to the front and a garage to the side. Marion Crescent is very well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view.



FRONT

Driveway with rest laid to lawn, mature shrubs.

ENTRANCE HALL

Opaque double glazed door to front, under stairs storage, carpet, radiator.

LOUNGE

13' 11" x 13' 05" (4.24m x 4.09m) Open plan to Dining Room, double glazed window to front, carpet, radiator.

DINING ROOM

11' 11" x 10' 02" (3.63m x 3.1m) Double glazed sliding door to Conservatory, exposed floorboards, radiator.

KITCHEN

13' 04" x 9' 10" (4.06m x 3m) (L shaped) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob with extractor over, integrated double oven, space for fridge/freezer, space for under counter fridge, space for washing machine, space for dryer, space for dishwasher, double glazed door to rear, double glazed window to side and rear, carpet, two radiators.

CONSERVATORY

9' 0" x 6' 09" (2.74m x 2.06m) Double glazed French doors to rear, double glazed window to side and rear.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.



BEDROOM 1

11' 07" x 10' 05" (3.53m x 3.18m) Double glazed window to front, radiator.

BEDROOM 2

11' 11" x 9' 02" (3.63m x 2.79m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

7' 11" x 6' 08" (2.41m x 2.03m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower over, opaque double glazed window to side, part tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

50' 0" (15.24m) (approx.) Patio area with rest laid to lawn, mature shrubs.

GARAGE

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



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

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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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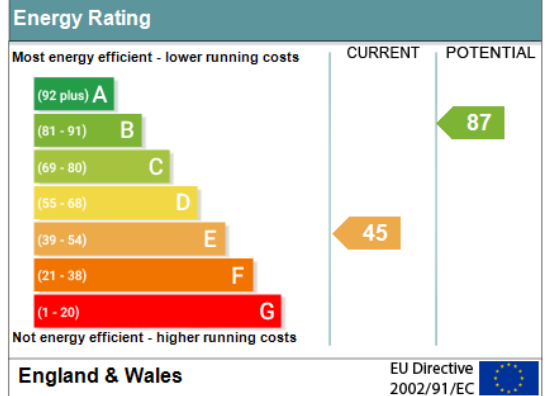
Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 51 Marion Crescent, ORPINGTON, BR5 2DF
RRN: 0500-3947-0022-0299-3473



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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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