

THOMAS BROWN

ESTATES



85 Ridgeway Crescent, Orpington, BR6 9QW **Asking Price: £600,000**

- 2 Bedroom, 2 Bathroom Semi-Detached Bungalow
- Potential to Convert Loft or Garage (STPP)
- Well Located for Local Schools & Orpington Station
- No Forward Chain, 1200 SQFT





Property Description

Thomas Brown Estates are delighted to offer this extended and immaculately presented, 1200sqft two bedroom two bathroom semi-detached bungalow, being offered to the market with no forward chain, located in a highly popular residential road in Orpington, located in close proximity to Orpington Station and many sought after local schools. The accommodation on offer comprises: entrance porch and hallway, lounge, modern fitted kitchen that is open plan to the dining room with feature vaulted ceiling, two bedrooms with master bedroom benefitting from an en-suite, wet room style shower room, utility room and integral garage with electric up and over door. Externally there is a secluded mature rear garden mainly laid to lawn and block paved 'in and out' driveway to the front. STPP there is fantastic potential to convert the loft space or garage into one or potentially two additional bedrooms. Ridgeway Crescent is well located for local schools, shops, bus routes, Orpington High Street, and Orpington mainline station. Internal viewings are highly recommended to fully appreciate the quality of location, specification and floor space on offer.





ENTRANCE PORCH

Double glazed French doors to front, double glazed window to side, coconut mat.

ENTRANCE HALL

Opaque door to front, carpet, radiator.

LOUNGE

14' 2" x 12' 0" (4.32m x 3.66m) Double glazed window to front, carpet, radiator, built in speakers.

KITCHEN

11' 6" x 8' 11" (3.51m x 2.72m) (open plan to dining room) Range of matching wall and base units with worktops over, stainless steel sink, integrated double oven, integrated electric hob with extractor over, integrated under counter fridge, integrated dishwasher, tiled flooring, built in ceiling speaker, radiator.



DINING ROOM

13' 9" x 13' 6" (4.19m x 4.11m) Double glazed windows to three sides, double glazed French door to side, feature pitched ceiling, tiled flooring.

BEDROOM 1

12' 7" x 11' 10" (3.84m x 3.61m) Fitted wardrobes, double glazed window and double glazed door to rear, carpet, built in ceiling speaker, radiator.

EN-SUITE

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to rear, tiled walls, tiled flooring, built in ceiling speaker, heated towel rail.



BEDROOM 2

12' 1" x 7' 10" (3.68m x 2.39m) Fitted furniture, double glazed window to front, carpet, radiator.

UTILITY ROOM

8' 11" x 8' 5" (2.72m x 2.57m) Range of base units with worktops over, stainless steel sink, integrated under counter freezer, integrated washing machine, double glazed window and double glazed door to rear, tiled flooring, radiator.

WET ROOM STYLE SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double walk-in shower cubicle, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

46' 0" x 33' 0" (14.02m x 10.06m) Patio area with rest laid to lawn, mature shrubs.

INTEGRAL GARAGE

14' 4" x 13' 7" (4.37m x 4.14m) Electric up and over door, fitted units, tiled flooring, radiator.

OFF STREET PARKING

In/out block paved drive, mature flowerbeds.

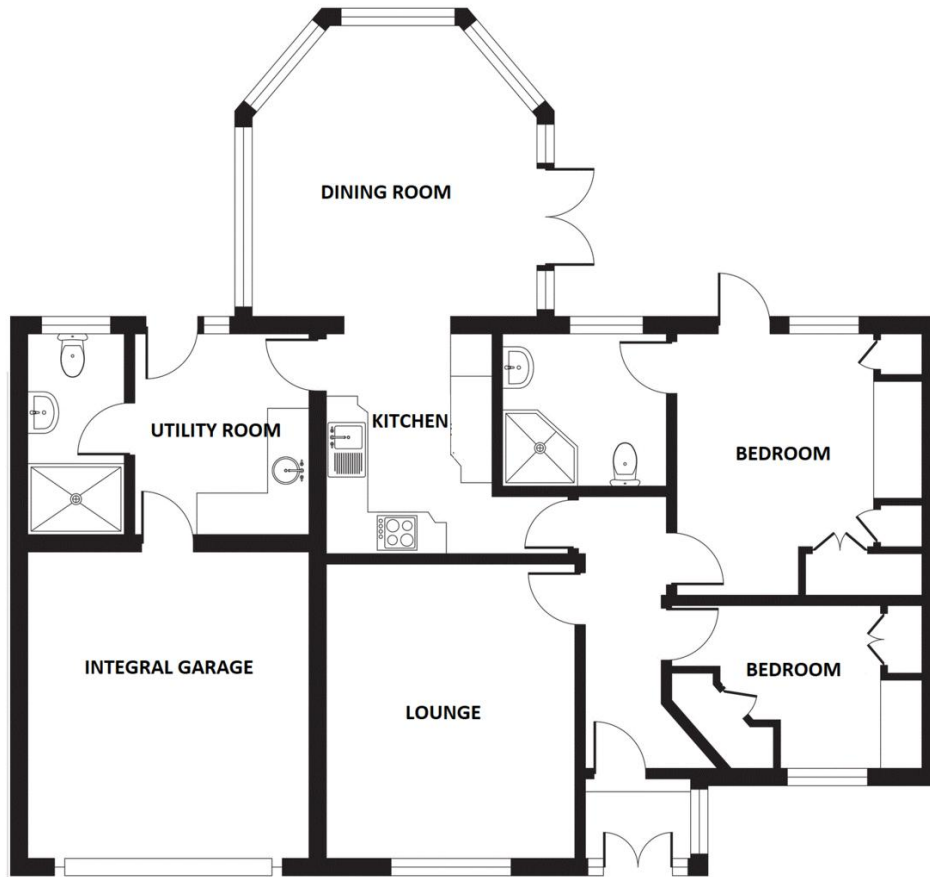
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

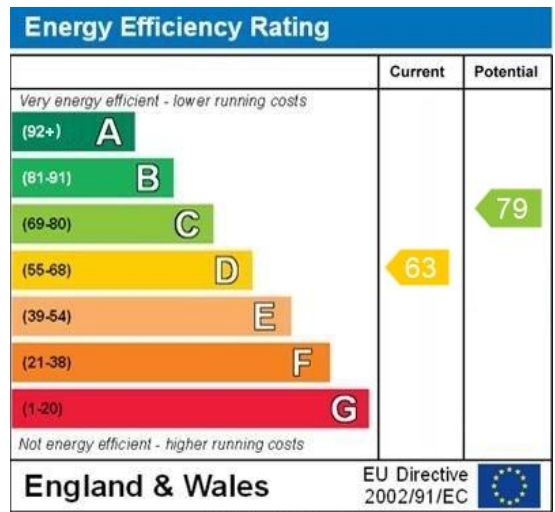
NO FORWARD CHAIN



APPROX. GROSS INTERNAL FLOOR AREA 1204 SQ FT 111.8 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



WWW.EPC4U.COM

Construction: Standard

Council Tax Band: D

Tenure: Freehold

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES