

THOMAS BROWN

ESTATES

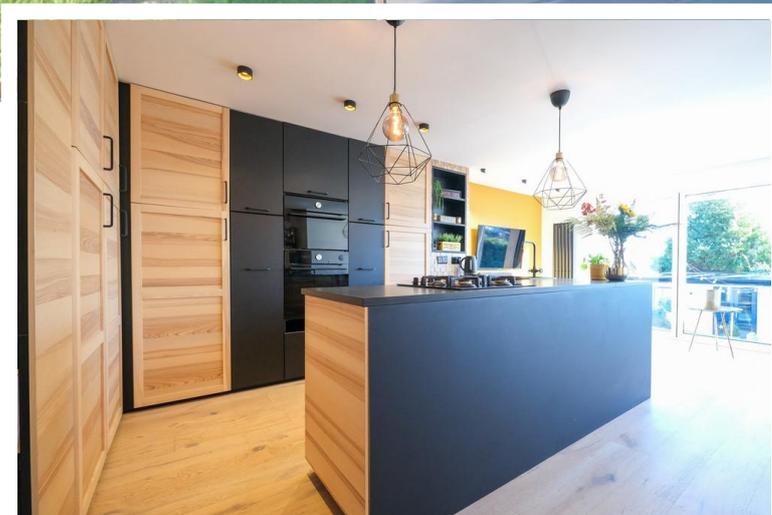
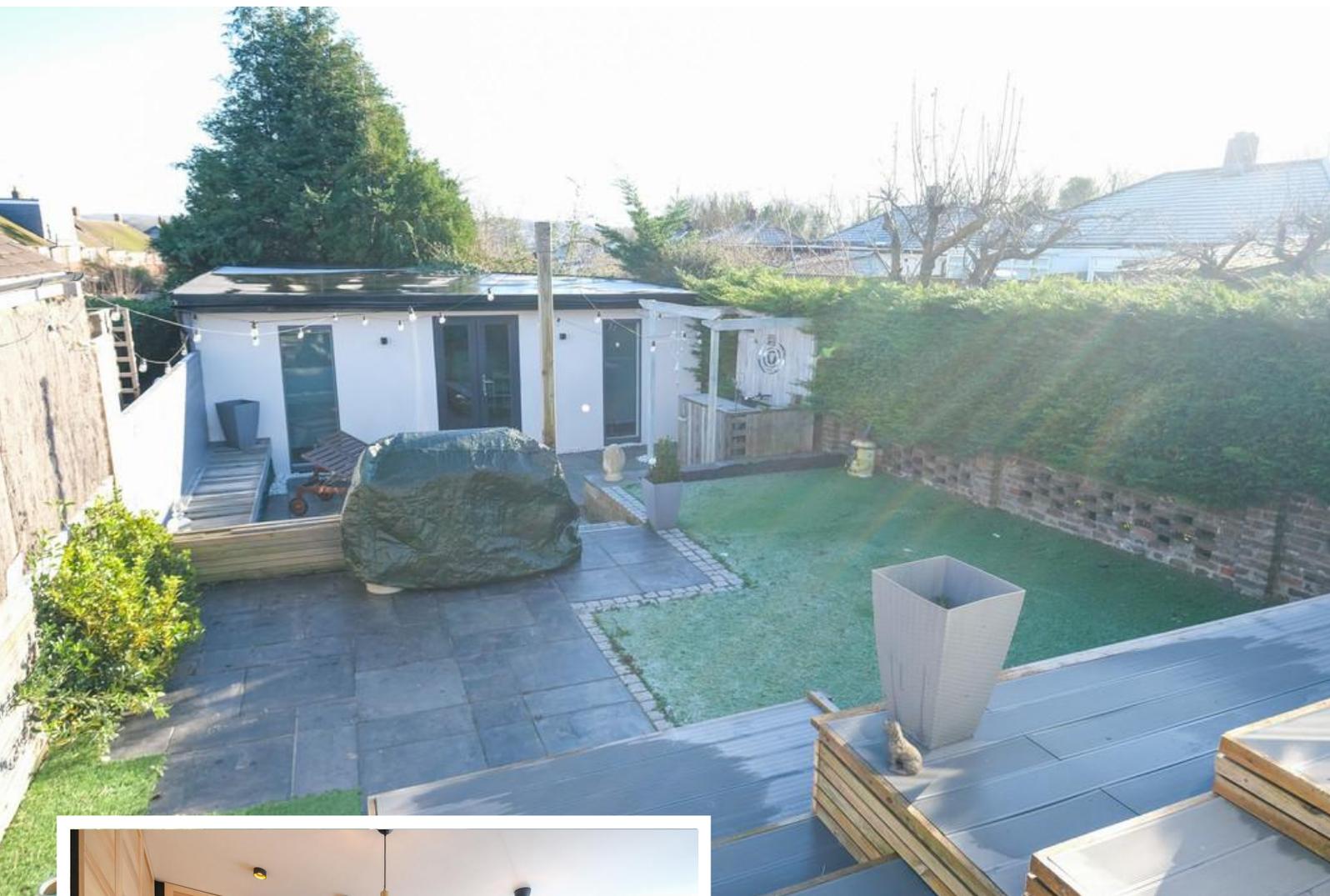


7 Melrose Crescent, Orpington, BR6 9NT

Asking Price: £625,000

- 2 Bedroom Semi-Detached Bungalow
- Well Located for Local Schools & Orpington Station
- 21'7x17'4 Home Office/Cabin
- Refurbished to a High Specification





Property Description

Thomas Brown Estates are delighted to offer this rear extended, two bedroom semi-detached bungalow that has been refurbished throughout to a high specification, with the added bonus of a 21'7x17'4 home office/cabin and is being offered to the market with no forward chain. Situated on the ever popular Davis development the property is within close proximity to Warren Road and Tubbenden Primary Schools, Darrick Wood, Newstead Wood, and St. Olaves Schools - and is also well located for Orpington Station. The property comprises; entrance hallway, two bedrooms both with fitted wardrobes, executive bathroom with walk in shower and freestanding roll top bath, and open plan kitchen/living area with bi-fold doors to the rear garden. Externally there is a landscaped garden perfect for entertaining and alfresco dining, spacious home office/cabin, garage to the side and a block paved drive to the front. STPP the property does have potential to extend into the loft space as many have done in the local roads. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and specification on offer.



ENTRANCE HALL

Double glazed opaque composite door to front, part tiled flooring, part Parket flooring, radiator.

LIVING SPACE/KITCHEN

20' 08" x 15' 04" (6.3m x 4.67m)

Kitchen: Range of matching wall and base units with worktops over, sink, integrated combi oven, integrated microwave/oven, integrated gas hob, integrated dishwasher, integrated tower fridge, integrated tower freezer, integrated washing machine, integrated tumble dryer.

Living space: Bespoke storage, double glazed bi-folding doors to rear, skylight, Parket flooring, three radiators.



BEDROOM 1

13' 01" x 10' 11" (3.99m x 3.33m) Fitted wardrobes, double glazed bay window to front, Parket flooring, radiator.

BEDROOM 2

12' 04" x 6' 10" (3.76m x 2.08m) Fitted wardrobes, double glazed window to side, Parket flooring, radiator.



BATHROOM

Low level WC, wash hand basin, freestanding roll top bath, walk-in shower, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

36' 0" (10.97m) Patio with bar area, composite decking, artificial lawn.

HOME OFFICE/CABIN

21' 07" x 17' 04" (6.58m x 5.28m) (measured at maximum) Double glazed French doors, two double glazed panels, power and light, ceiling speaker system, wood effect flooring, two electric radiators.

FRONT GARDEN/OFF STREET PARKING

Block paved drive, part laid to lawn, flowerbed.

GARAGE

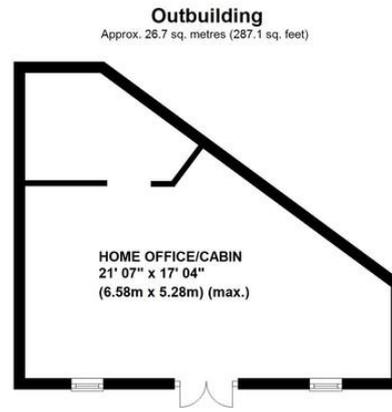
13' 10" x 7' 05" (4.22m x 2.26m) Roller blind door, double glazed door to rear, power and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





Total area: approx. 104.1 sq. metres (1120.6 sq. feet)

This plan is for illustration purpose only - not to scale



Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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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