

# THOMAS BROWN

ESTATES



**26 Ryarsh Crescent, Orpington, BR6 9SQ** **Asking Price: £465,000**

- 3 Bedroom Mid Terraced House
- Well Located for Schools & Orpington Station
- Spacious Lounge & Dining Room
- No Forward Chain, Garage & OSP







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom terrace property (1001 sqft) being offered to the market with no forward chain, set within a sought after location in Orpington for Orpington Station and many popular schools. The property comprises: entrance hall, lounge that spans the rear of the property, dining room, kitchen and a WC to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is a rear garden perfect for entertaining and alfresco dining, garage with parking in front of, to the rear. STPP there is potential to extend to the rear, knock the dining room into the kitchen and/or convert the loft space (as many have done on the development). Please note the property does require refurbishment and is reflected in the asking price. Ryarsh Crescent is well located for St. Olave's Grammar, Tubbenden, Darrick Wood and Warren Road schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view.





#### FRONT

Path to front door.

#### ENTRANCE HALL

Opaque door to side, wood effect flooring.

#### LOUNGE

16' 10" x 12' 2" (5.13m x 3.71m) Double glazed French doors to rear, carpet, radiator.

#### DINING ROOM

14' 11" x 9' 1" (4.55m x 2.77m) Double glazed window to front, wood effect flooring, radiator.

#### KITCHEN

11' 7" x 7' 3" (3.53m x 2.21m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven and grill, space for washing machine, space for undercounter fridge and freezer, understairs cupboard, double glazed window to front, tiled flooring.

#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, wood effect flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

11' 9" x 11' 5" (3.58m x 3.48m) Fitted wardrobes and bedroom furniture, double glazed window to front, carpet, radiator.

#### BEDROOM 2

12' 3" x 8' 10" (3.73m x 2.69m) Built in storage, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

9' 2" x 7' 5" (2.79m x 2.26m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to front, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

20' 0" x 17' 0" (6.1m x 5.18m) Path, part laid to lawn, rear access.

#### STORAGE

Brick built, space for tumble dryer, power and light.

#### GARAGE

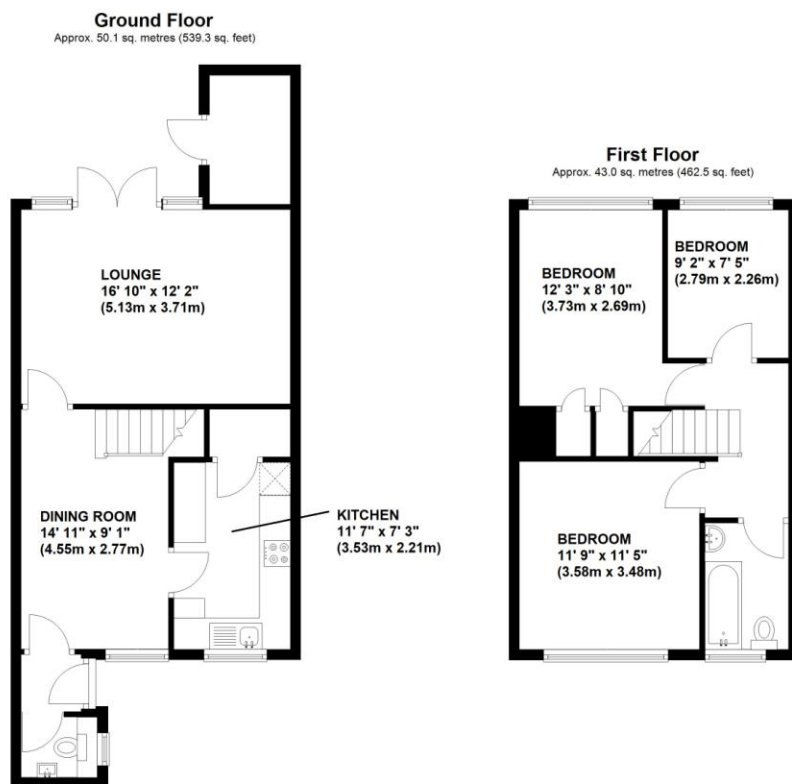
16' 10" x 8' 3" (5.13m x 2.51m) Up and over door, parking in front.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





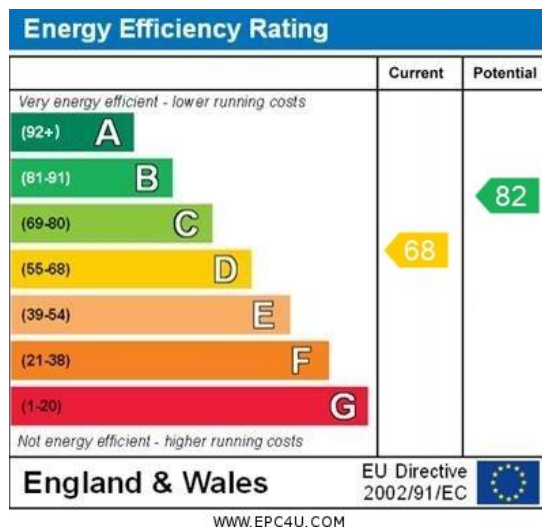
Total area: approx. 93.1 sq. metres (1001.9 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



**Council Tax Band: D**

**Tenure: Freehold**



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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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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](http://www.thomasbrownestates.co.uk)  
[sales@thomasbrownestates.co.uk](mailto:sales@thomasbrownestates.co.uk)

**01689 884444**

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

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