

# THOMAS BROWN

ESTATES

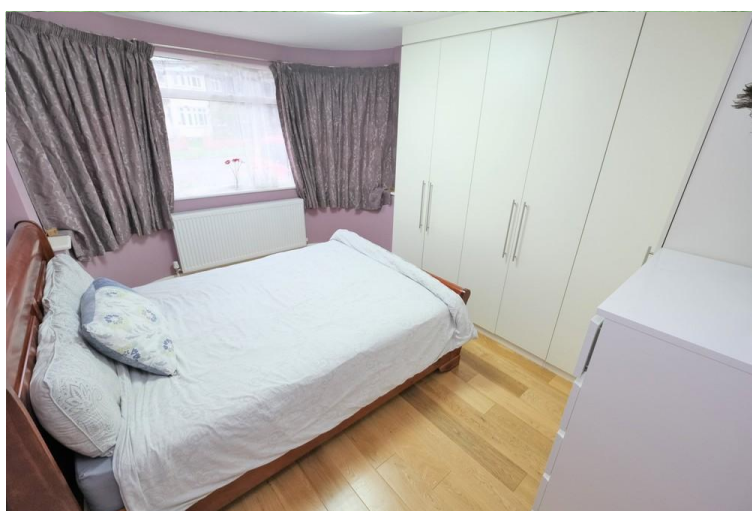


## 16 Melrose Crescent, Orpington, BR6 9NT **Asking Price: £465,000**

- 3 Bedroom Semi-Detached Bungalow
- Potential to Extend (STPP)
- Ever Popular Davis Estate
- Close to Many Sought After Schools







## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi detached bungalow situated at the top of the ever popular Davis Estate boasting fantastic potential to extend across the rear, to the side and/or into the loft space (STPP) as many have done in the local area. 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 porch and hall, lounge/dining room, kitchen which leads to a lean to, three bedrooms and a shower room. Externally there is a rear garden mainly laid to lawn and a driveway to the front. Melrose Crescent is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location and potential on offer.





#### FRONT

Driveway with rest laid to lawn, side access.

#### ENTRANCE PORCH

Double glazed door to front, double glazed window to front, opaque double glazed window to side, tiled flooring.

#### ENTRANCE HALL

Door to front, wooden flooring, radiator.

#### LOUNGE/DINING ROOM

14' 08" x 11' 10" (4.47m x 3.61m) Double glazed window to rear, wooden flooring, radiator.

#### KITCHEN

8' 10" x 6' 03" (2.69m x 1.91m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven, space for fridge, space for dishwasher, tiled splashback, door to rear, double glazed window to side, vinyl flooring, radiator.

#### LEAN-TO

Door to rear, window to side and rear, space for washing machine.

#### BEDROOM 1

13' 05" x 10' 09" (4.09m x 3.28m) Fitted wardrobes, double glazed bay window to front, wooden flooring, radiator.

#### BEDROOM 2

9' 0" x 7' 08" (2.74m x 2.34m) Fitted wardrobes, double glazed window to side, wooden flooring, radiator.

#### BEDROOM 3

9' 06" x 7' 02" (2.9m x 2.18m) Fitted wardrobes, double glazed window to front, wooden flooring, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, shower, tiled walls, tiled flooring, heated towel rail.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

Patio area with rest laid to lawn, side access.

#### OFF STREET PARKING

#### CENTRAL HEATING SYSTEM

#### DOUBLE GLAZING





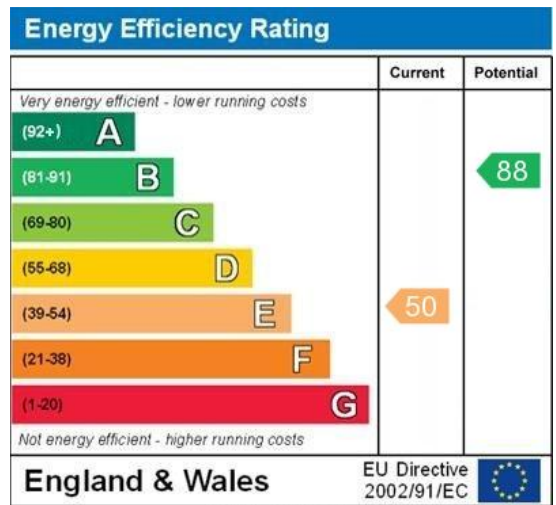
This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

## Other Information:

**Council Tax Band:** D

**Construction:** Standard

**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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