

# THOMAS BROWN

ESTATES



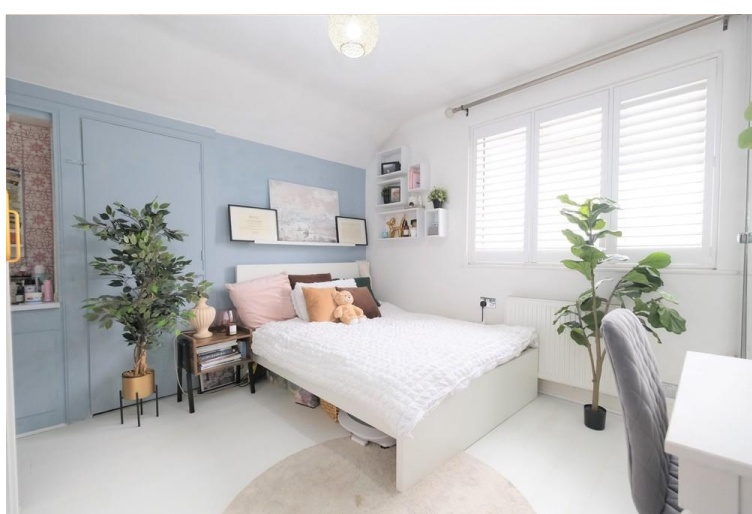
**61 Ridgeway Crescent, Orpington, BR6 9QW**

**Asking Price: £725,000**

- 3 Bedroom Extended Semi-Detached Property
- Well Located for Local Schools & Orpington Station
- 2 Reception Rooms, 2 Bathrooms
- No Forward Chain







## Property Description

**\*\*Offered to the market CHAIN FREE\*\*** Thomas Brown Estates are delighted to offer this very well presented, extended three bedroom two bathroom semi-detached property, 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 (including Holy Innocents Catholic Primary, Warren Road Primary, Tubbenden Primary & Newstead Wood). Ideal for the London bound commuter, the accommodation on offer comprises: entrance hall way, lounge, dining room which is open plan to the modern fitted kitchen with feature vaulted ceiling, study/bedroom four (currently used as an office for home working), bathroom and utility room to the ground floor. To the first floor there is a landing giving access to three bedrooms (master bedroom being particularly spacious) and a shower room. Externally there is a mature rear garden with a large patio and a fantastic metal adjustable gazebo with electric side blinds perfect for entertaining and a driveway to the front. Please note the current owner also has planning permission granted to extend to the side to create a larger bathroom and hall way. Ridgeway Crescent is well located for local schools, shops, bus routes, Orpington High Street, and Orpington mainline station.





#### ENTRANCE HALL

Composite door to side, built in storage, Karndean flooring, radiator.

#### LOUNGE

16'3" x 11'6" (4.95m x 3.51m) Double glazed window with shutters to front, carpet, radiator.

#### DINING ROOM

15'8" x 11'10" (4.78m x 3.61m) (open plan to kitchen) Double glazed French doors to rear, Karndean flooring, radiator.

#### KITCHEN

21'10" x 9'7" (6.65m x 2.92m) Range of matching wall and base units with worktops over, one and a half bowl sink, two integrated ovens, integrated induction hob with extractor over, integrated microwave, integrated dishwasher, space for American fridge/freezer, double glazed window to rear, six Velux windows, part vaulted feature ceiling, Karndean flooring, radiator.



#### STUDY/BEDROOM 4

9'3" x 8'1" (2.82m x 2.46m) (currently used as an office for home working) Double glazed window with shutters to front and side, Karndean flooring, radiator.

#### UTILITY ROOM

Space for fridge/freezer, washing machine, tumble dryer, Karndean flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, fitted units, double glazed opaque window to side, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

18'7" x 13'11" (5.66m x 4.24m) (measured at maximum) Range of fitted wardrobes, double glazed bay window with shutters to front, double glazed window with shutters to front, quiet ceiling fan (remotely operated) carpet, two radiators.

#### BEDROOM 2

12'3" x 11'3" (3.73m x 3.43m) Wash hand basin, double glazed window with shutters to rear, wood effect flooring, radiator.

#### BEDROOM 3

16'8" x 6'10" (5.08m x 2.08m) Double glazed window with shutters to side and rear, wood effect flooring, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle, double glazed opaque window with shutters to side, tiled flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### OFF STREET PARKING

Block paved driveway.

#### GARDEN

75'0" (22.86m) Patio area, part laid to lawn, mature flowerbeds, numerous seating areas, 12x10' shed, 11'2x11x2' metal adjustable gazebo with electric side blinds.

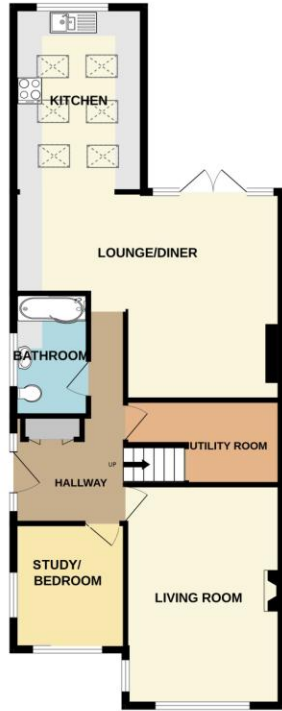
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, 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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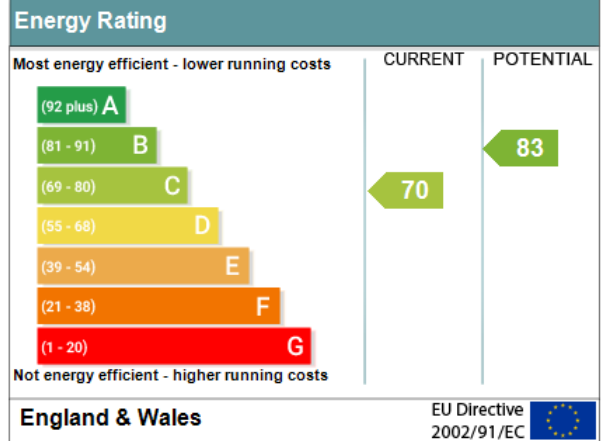
## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

**Address:** 61 Ridgeway Crescent, ORPINGTON, BR6 9QW  
**RRN:** 9037-7821-7200-0642-9206



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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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