

# THOMAS BROWN

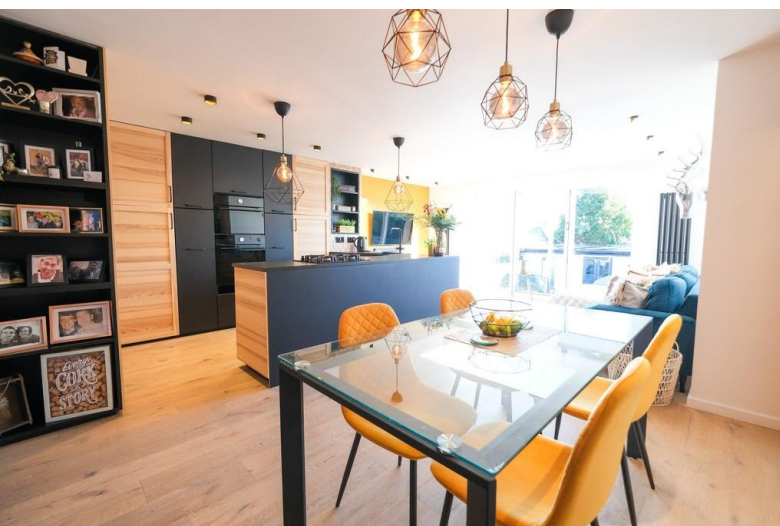
ESTATES

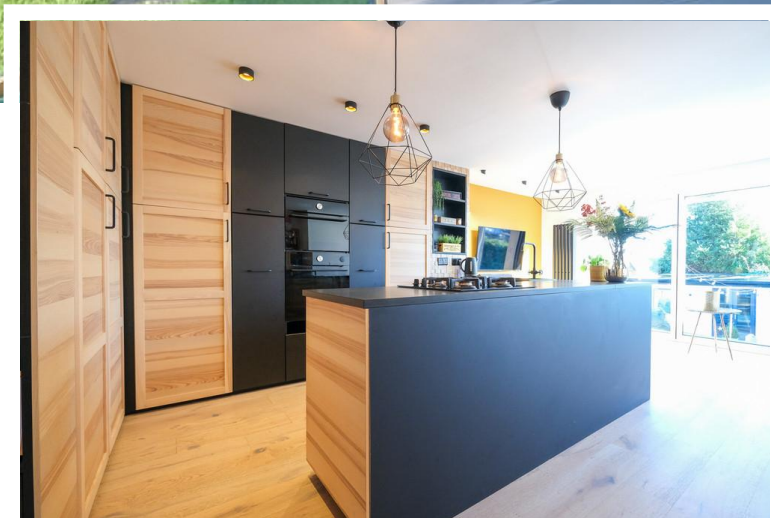
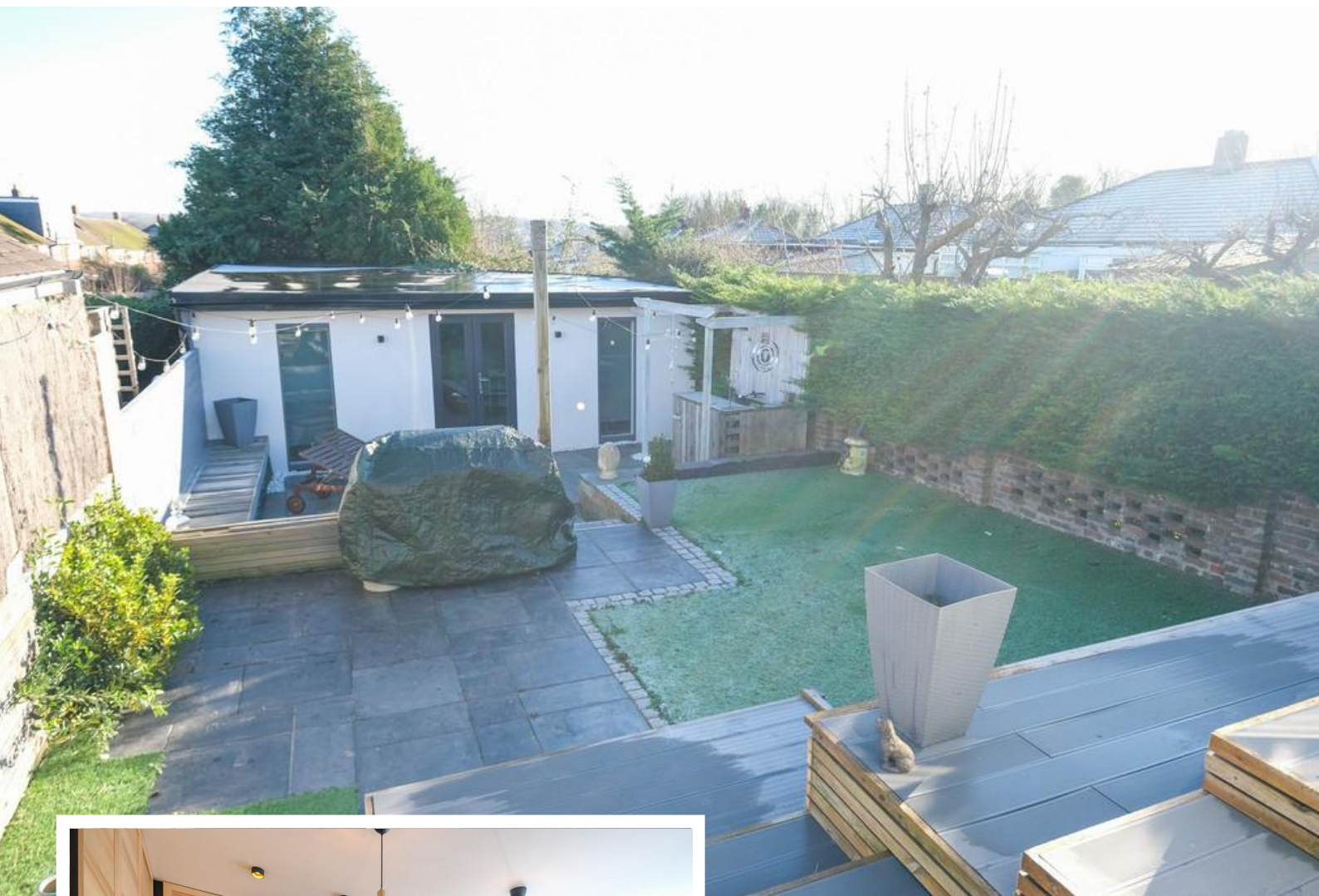


**7 Melrose Crescent, Orpington, BR6 9NT**

**Asking Price: £645,000**

- 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

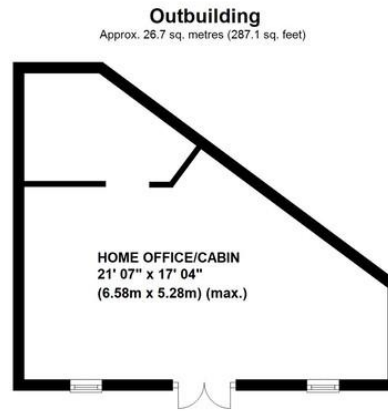
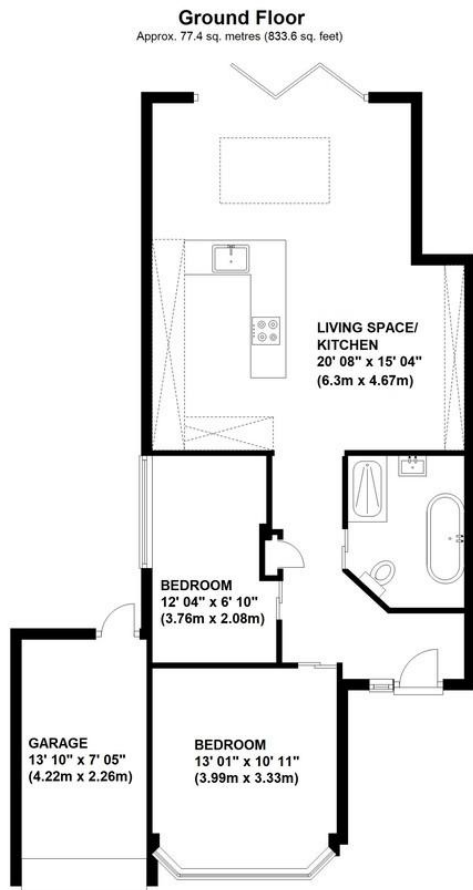
13' 10" x 7' 05" (4.22m x 2.26m) Roller blind door, double glazed door to rear, power and light.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





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

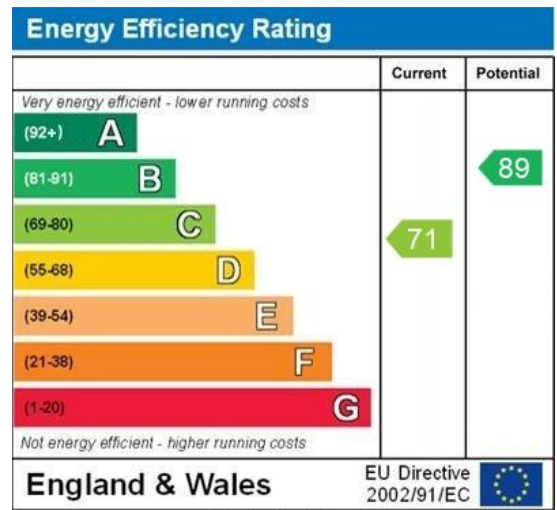
This plan is for illustration purpose only - not to scale



**Construction: Standard**

**Council Tax Band: D**

**Tenure: Freehold**



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