

THOMAS BROWN

ESTATES



3 Ridgeway Crescent Gardens, BR6 9QH

Asking Price: £540,000

- 3 Bedroom Extended Semi-Detached House
- Potential to Extend Further (STTP)
- Well Located for Orpington High Street & Station
- No Forward Chain, Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this extended three bedroom semi-detached property, being offered to the market with no forward chain, situated in a prime location boasting walking distance to Orpington Station, High Street and many sought after schools. The accommodation on offer comprises: entrance hallway, lounge, extended dining room with direct access to the rear garden, fitted kitchen and porch, to the ground floor. To the first floor are three bedrooms, family bathroom and a separate WC. Externally there is a garden mainly laid to lawn, potential to create a drive to the front (STPP) and a garage to the side/rear. STPP there is potential to extend further across the rear and/or into the loft space as many have done on the road. Ridgeway Crescent Gardens is well located for Tubbenden and Darrick Wood schools, bus routes and Orpington mainline station. Internal viewing is recommended - please contact Thomas Brown Estates in Orpington to arrange an appointment to view.



ENTRANCE HALL

Double glazed door to side, double glazed window to front, carpet, radiator.

LOUNGE

12' 07" x 11' 06" (3.84m x 3.51m) Double glazed window to front, carpet, radiator.

DINING ROOM

20' 10" x 9' 04" (6.35m x 2.84m) Double glazed sliding door to rear, parquet flooring, radiator.

KITCHEN

11' 10" x 8' 07" (3.61m x 2.62m) Range of matching wall and base units with worktops over, stainless steel sink and double drainer, space for cooker, space for undercounter fridge, space for undercounter freezer, space for washing machine, larder style cupboard, double glazed opaque window to side, door to rear, vinyl flooring, radiator.



PORCH

Door to rear, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet, radiator.

BEDROOM 1

12' 07" x 10' 08" (3.84m x 3.25m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2

10' 03" x 9' 09" (3.12m x 2.97m) Built in wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 03" x 7' 02" (2.82m x 2.18m) Built in wardrobe, double glazed window to front, carpet, radiator.



BATHROOM

Wash hand basin, bath with shower attachment, double glazed opaque window to rear, carpet, radiator.

SEPARATE WC

Low level WC, double glazed opaque window to rear.

OTHER BENEFITS INCLUDE:

GARDEN

60' 0" x 27' 0" (18.29m x 8.23m) Patio area with rest laid to lawn, mature shrubs and flowerbed, side access.

FRONT

Laid to lawn, flowerbeds, potential to create a drive.

DOUBLE GLAZING

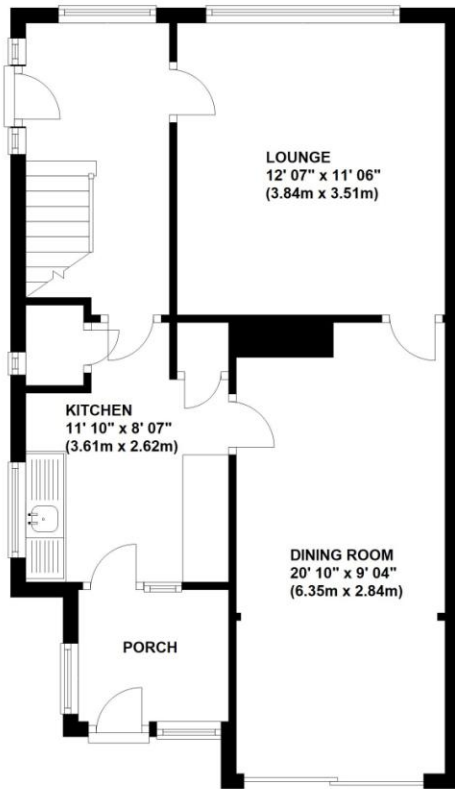
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



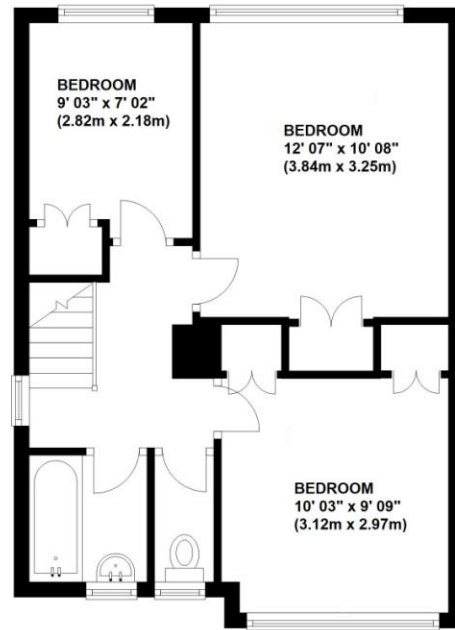
Ground Floor

Approx. 51.4 sq. metres (553.6 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.6 sq. feet)



Total area: approx. 93.6 sq. metres (1007.1 sq. feet)



Construction: Standard

Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(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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