

# THOMAS BROWN

ESTATES

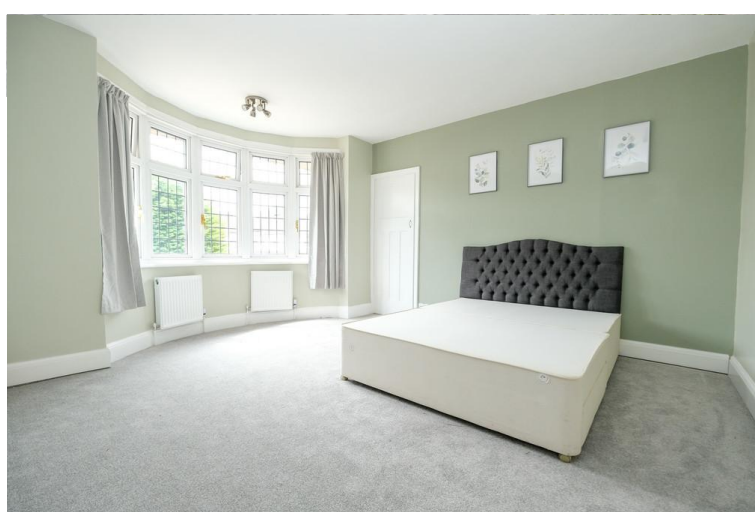


## 5 The Ridge, Oprington, BR6 8AP

**Asking Price: £725,000**

- 4 Bedroom Semi-Detached Chalet Property
- Catchment of Darrick Wood School
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Sought After Location





## Property Description

Thomas Brown Estates are delighted to offer this four bedroom semi-detached chalet property, being offered to the market with no forward chain, located on a highly sought after residential road in Orpington and within the catchment of Darrick Wood School and walking distance to Orpington Station. Although the property already boasts a strong floor space STPP the property has fantastic scope to extend across the rear, to the side and/or to enlarge the first floor as many have done in the location to create a substantial family home. The recently decorated accommodation on offer comprises; large entrance hall, lounge, dining room with direct access to the rear garden, modern fitted kitchen, bedroom four, family bathroom and a WC to the ground floor. To the first floor are three bedrooms and a WC. Please note one bedroom is accessed via the WC- in our opinion this could easily be removed/altered if required. Externally, there is a garden mainly laid to the lawn to the rear aspect of the property, garage to the side and driveway to the front. The Ridge is well located for local schools (including Newstead Woods and Darrick Wood) shops, bus routes and Orpington mainline station. Internal viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the quality of location on offer.



#### ENTRANCE HALL

Double glazed opaque door to side, double glazed opaque panels to side, carpet, radiator.

#### LOUNGE

16' 03" x 11' 08" (4.95m x 3.56m) Gas fireplace, double glazed window to front, carpet, radiator.

#### DINING ROOM

17' 08" x 11' 08" (5.38m x 3.56m) Double glazed sliding door to rear, under stairs storage cupboard, carpet, radiator.

#### KITCHEN

10' 01" x 9' 10" (3.07m x 3m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window to rear, double glazed opaque door to side, vinyl flooring.



#### BEDROOM 4

8' 06" x 8' 02" (2.59m x 2.49m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to side, tiled walls, vinyl flooring, heated towel rail.

#### SEPARATE WC

Low level WC, double glazed opaque window to side, vinyl flooring.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.



#### BEDROOM 1

14' 10" x 12' 11" (4.52m x 3.94m) Double glazed bay window to front, carpet, two radiators.

#### BEDROOM 2

10' 04" x 10' 01" (3.15m x 3.07m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

10' 05" x 7' 06" (3.18m x 2.29m) Double glazed window to rear, carpet, radiator.

#### WC

Low level WC, wash hand basin in vanity unit, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

60' 0" x 32' 0" (18.29m x 9.75m) Patio area with restlaid to lawn, side access.

#### OFF STREET PARKING

Drive, access to garage.

#### GARAGE

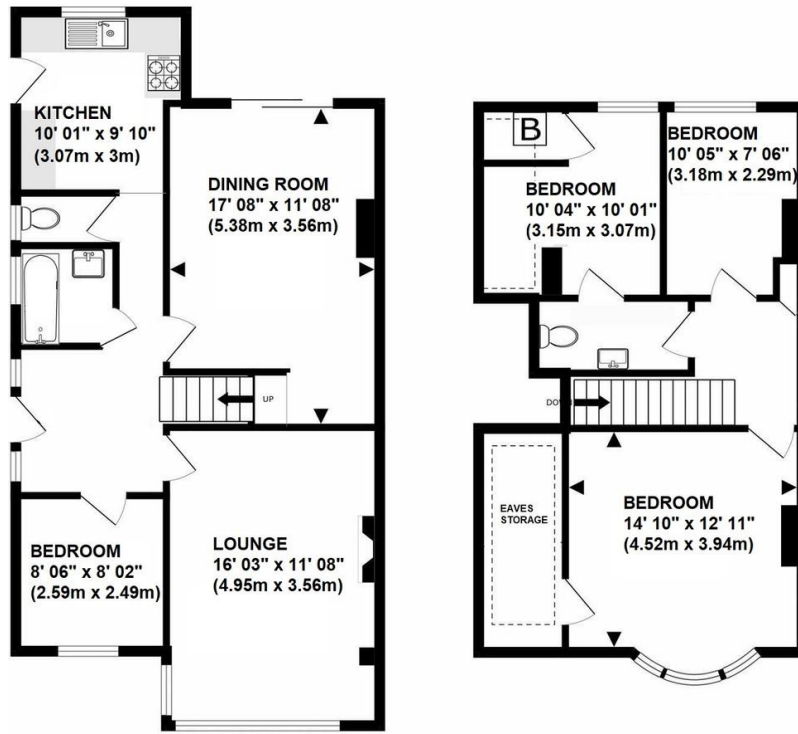
Up and over door to front, door to rear, window to rear and side.

#### DOUBLE GLAZING

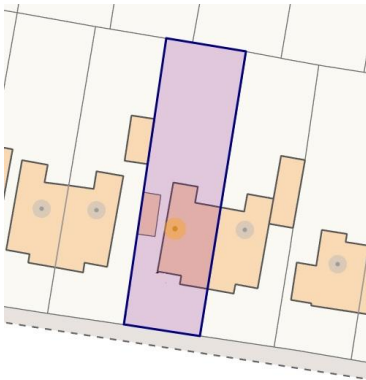
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





TOTAL FLOOR AREA : 1001sq ft. (93.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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**Construction: Standard**  
**Council Tax Band: E**  
**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		67
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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