

THOMAS BROWN

ESTATES



35 Ryarsh Crescent, Oprington, BR6 9SG

Asking Price: £475,000

- 3 Bed End of Terrace House
- Well Located for Oprington Station & many Local Schools
- Potential to Extend (STPP)
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this larger style, three bedroom end of terrace property being offered to the market with no forward chain, set within a sought after location in Orpington for Orpington Station and many popular schools. The property comprises: entrance porch and hall, open plan lounge/dining room that spans the rear of the property, fitted kitchen and a WC to the ground floor. To the first floor are three bedrooms and a wet room. Externally there is a landscaped rear garden perfect for entertaining and alfresco dining, garage and driveway to the front. STPP there is potential to extend to the rear and/or convert the loft and garage (as many have done on the development). Please note the property does require refurbishment and is reflected in the asking price. Ryarsh Crescent is well located for St. Olave's Grammar, Tubbenden, Darrick Wood and Warren Road schools, shops, bus routes and Orpington mainline station. Internal viewing is recommended - please contact Thomas Brown Estates in Orpington to arrange an appointment to view.



ENTRANCE PORCH

Double glazed opaque panels to side, carpet.

ENTRANCE HALL

Understairs cupboard, carpet, radiator.

LOUNGE/DINER

21' 09" x 15' 02" (6.63m x 4.62m) (measured at maximum) Double glazed window to rear, double glazed door to rear, carpet, two radiators.

KITCHEN

12' 11" x 7' 0" (3.94m x 2.13m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, American fridge/freezer to stay, washing machine to stay, double glazed window to front, tiled flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to side, vinyl flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Two storage cupboards, carpet.

BEDROOM 1

14' 10" x 11' 0" (4.52m x 3.35m) Two built in wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 2

10' 07" x 10' 06" (3.23m x 3.2m) Double glazed window to front, carpet, radiator.

BEDROOM 3

10' 11" x 6' 08" (3.33m x 2.03m) Double glazed window to rear, carpet, radiator.

WET ROOM

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to front, tiled walls, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

30' 0" x 23' 0" (9.14m x 7.01m) Low maintenance, flowerbeds, side access.

GARAGE

19' 06" x 7' 09" (5.94m x 2.36m) Electric roller blind door, power and light.

FRONT

Low maintenance front, drive.

DOUBLE GLAZING

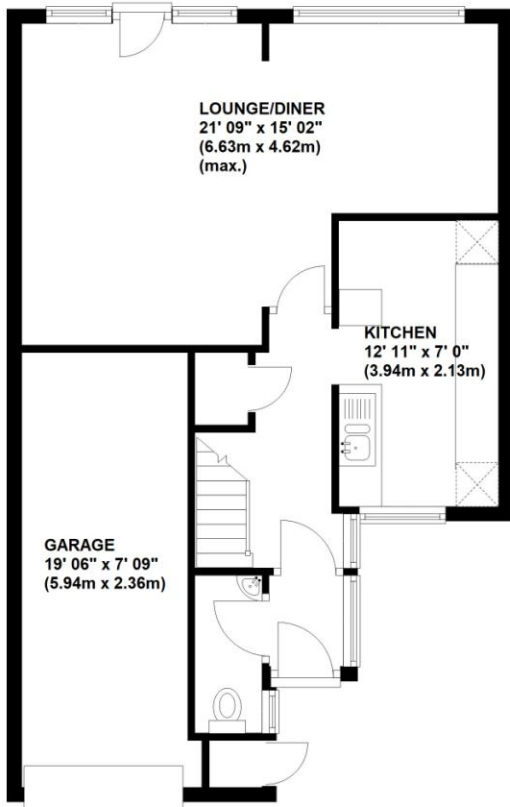
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



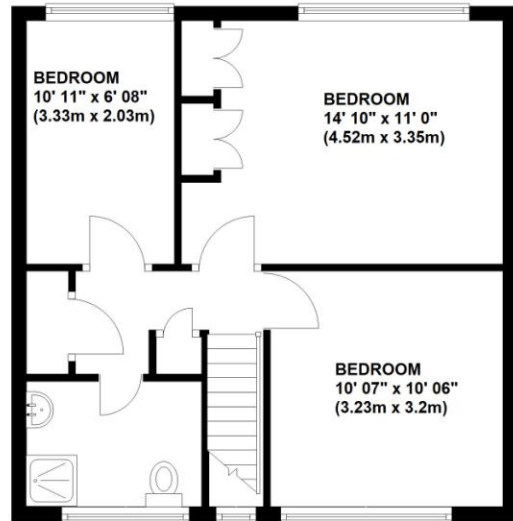
Ground Floor

Approx. 59.3 sq. metres (638.0 sq. feet)



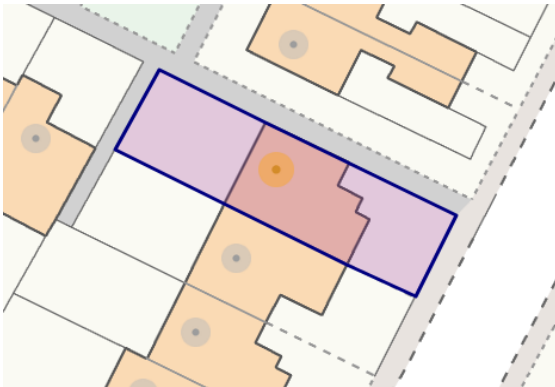
First Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



Total area: approx. 103.6 sq. metres (1114.7 sq. feet)

This plan is for illustration purpose only - not to scale



Construction: Standard

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(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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