



## Crescent House, 1 Crescent Way, Green Street Green, Kent, BR6 9LR

Nestled in the charming area of The Crescent, Green Street Green, this delightful two-bedroom flat presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests, creating a warm and inviting atmosphere.

The two bedrooms are thoughtfully designed, offering ample space for rest and relaxation. The layout is practical, making it easy to personalise each room to suit your individual style. The bathroom is conveniently located, ensuring functionality for everyday living.

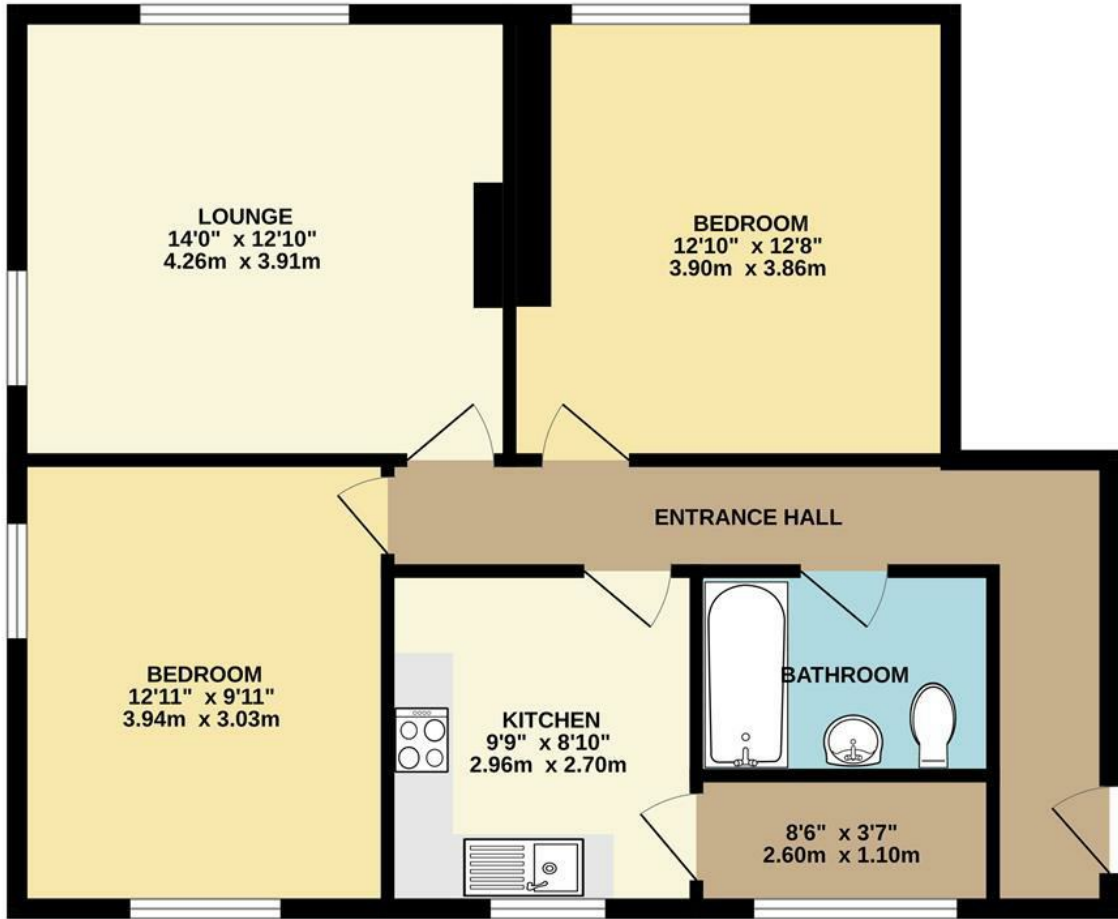
Crescent Way is ideally located within easy reach of local amenities. Residents can enjoy the nearby parks and green spaces, ideal for leisurely strolls or outdoor activities. Additionally, Orpington town centre is just a short distance away, offering a variety of shops, restaurants, and excellent transport links, making commuting a breeze.

This property is a wonderful blend of comfort and convenience, making it an ideal choice for those looking to settle in a friendly neighbourhood. Whether you are looking to buy or rent, this house on Crescent Way is certainly worth considering.

- Chain free
- Ideal for first time buyer
- Within an outstanding school catchment area
- Walking distance to local pubs
- Walking distance to local shops
- Easy access to local transport links
- EPC- D
- Council tax- C

**£300,000**

GROUND FLOOR  
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	70
(39-54) <b>E</b>			
(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		