



Ridgeway Crescent Gardens, Orpington, Kent, BR6 9QH

£525,000 Freehold



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Description

A good sized semi-detached house, offered with vacant possession, set in this much sought after location, ideally placed for highly regarded schools including Tubbenden and Darrick Wood, plus Newstead Wood and St Olaves grammar schools. The property is also close to a bus route, and Orpington Mainline Station is just a short distance away, as is Orpington High Street. Internally, the property does require modernisation, but offers tremendous potential. The rear garden measures approximately 50'0, and there is a garage approached via shared driveway. Viewing comes highly recommended in order to fully appreciate all that this family home has to offer.

Porch

Double glazed windows to the front and to the side. UPVc entrance door to front. Wall mounted light.

Hallway

Door from porch with adjacent sidelight windows. A good sized hallway with the staircase leading to the first floor landing, and with a cupboard under. Coving to ceiling. Single panel radiator.

Lounge

12'7" x 11'6" max (3.84m x 3.51m max)

With large double glazed window to the front, and with double panel radiator beneath. Wall light points. Coving to ceiling. Decorative mantel with electric fire. Leading to:-

Dining Room

13'1" x 9'2" max (3.99m x 2.79m max)

Double glazed window and adjoining UPVc door leading to the rear garden. Wall light points. Single panel radiator. Coving to ceiling.

Kitchen

9'4" x 8'7" (2.84m x 2.62m)

With double glazed obscure window to the side, and additional double glazed window and adjacent UPVc door leading to the rear garden. Base unit with woodgrain effect worktop and inset stainless steel single bowl single drainer sink unit. Floor-standing Potterton gas fired central heating boiler. Larder cupboard with window. Partly tiled walls. Dresser unit and wall mounted cupboards. Appliance space including room for freestanding cooker with gas point, and room for freestanding washing machine with plumbing.

First Floor Landing

Double glazed window to the side. Access to the loft. Coving to ceiling.

Bedroom 1

12'9" x 10'9" max (3.89m x 3.28m max)

Double glazed window to the front, and with single panel radiator beneath. Coving to ceiling. Built-in double doored cupboard. Floorboarding.

Bedroom 2

10'3" x 10'5" max (3.12m x 3.18m max)

With large double glazed window overlooking the rear garden, and with single panel radiator beneath. Coving to ceiling. Built-in cupboard, and additional shelved recess. Floorboarding.

Bedroom 3

8'4" x 7'2" max (2.54m x 2.18m max)

Double glazed window to the front, and with single panel radiator beneath. Fitted bulkhead cupboard over stairwell.

Bathroom

Fitted with a 'Whisper Pink' coloured suite comprising:- panel bath with shower attachment over; and pedestal wash hand basin. Fully tiled walls with decorative border and inserts. Extractor. Double glazed window to the rear. Coving to ceiling. Single panel radiator.

Separate WC

Fitted with a 'Whisper Pink' coloured low level WC. Colour coordinated partly tiled walls. Double glazed window to the rear.

Front Garden

Garage

With up and over door to the front. Personal door and window to the side.

Rear Garden

approaching 50'0" (approaching 15.24m)

With gated pedestrian side access. Immediately behind the house there is a terrace, with steps down to a lawned area on two levels. Shrub and hedge borders.

Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

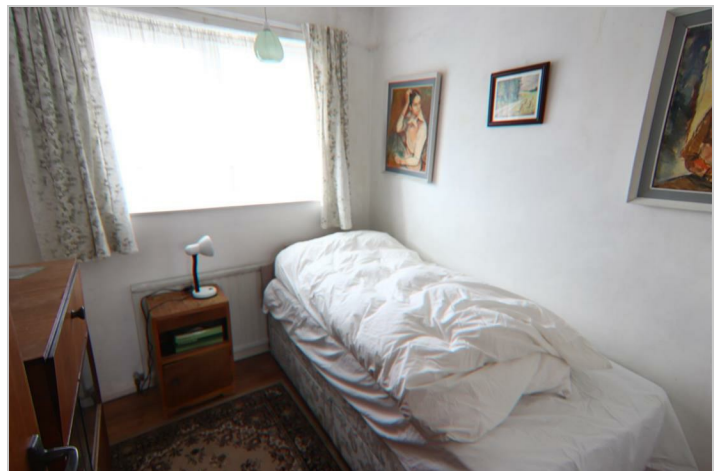
Council Tax Band: "E"

EPC Rating: "F"

Total Square Meters: Approx. 86

Total Square Feet: Approx. 925

This floorplan is an illustration only to show the general layout of the accommodation. It is not necessarily to scale, and must not be relied upon for accuracy.





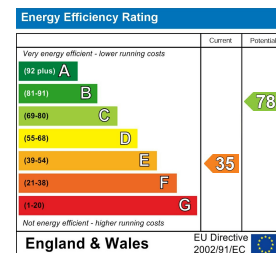
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.