



Ridgeway Crescent, Orpington, Kent, BR6 9QW

Guide Price £500,000 - £525,000
Freehold



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Description

Guide Price £500,000 - £525,000. Close to very sought-after schools, and the mainline station, this CHAIN-FREE, semi-detached family home must be viewed in order to be fully appreciated. Whilst now requiring updating, the good sized accommodation includes a lounge opening onto a dining room, kitchen, three bedrooms, and a contemporary style shower room. The property is double glazed, and gas fired centrally heated, and benefits from a good sized garden with terrace, and lawn. There is off road parking to the front, and there is a detached garage with recently installed electronically remote controlled roller shutter door.

Hallway

UPVc entrance door to the front. Double glazed window to the side. Single panel radiator. Coving to ceiling. Staircase leading to the first floor landing, and with cupboard under.

Lounge

12'4" x 11'7" (3.76m x 3.53m)

Large double glazed window to the front, and with single panel radiator beneath. Coving to ceiling. Feature brick fireplace with fitted coal effect gas fire. Opening directly onto:-

Dining Room

9'10" x 9'8" (3.00m x 2.95m)

Double glazed door leading onto the rear garden. Double panel radiator. Serving hatch through to the kitchen. Coving to ceiling.

Kitchen

9'7" x 7'7" (2.92m x 2.31m)

Fitted with a range of wall, base and drawer units. Display shelves. Colour coordinated worktops, and tiling to walls. Inset colour coordinated single bowl single drainer sink unit, and with mixer tap over. Integrated four burner gas hob. Appliance space, together with plumbing for washing machine. Extractor fan. Double glazed window to the side. Double glazed door leading directly onto the rear garden. Serving hatch through to the Dining Room. Coving to ceiling.

First Floor Landing

Access to the loft via hatch, with ladder. Double glazed window to the side. Coving to ceiling.

Bedroom 1

12'1" x 10'9" (3.68m x 3.28m)

To one wall, and incorporating the chimney breast there is fitted storage, with sliding, and folding doors. Large double glazed window to the front, and with single panel radiator beneath. Coving to ceiling.

Bedroom 2

11'3" x 9'8" (3.43m x 2.95m)

Double glazed window overlooking the rear garden, and with single panel radiator beneath.

Bedroom 3

7'8" x 6'6" (2.34m x 1.98m)

Double glazed window to the front, and with single panel radiator beneath,. Fitted counter top, adjacent to the bulkhead over the stairwell, and incorporating an inset stainless steel sink unit.

Shower Room

Refitted with a contemporary style suite comprising:- walk-in shower cubicle; low level WC; and pedestal wash hand basin. Double glazed frosted window to the rear. Colour contrasting tiling to walls, with decorative border. Louvre doored cupboard housing wall mounted gas fired central heating boiler, plus hot water cylinder.

Front Garden

There is off road parking to the front of the house, via shared driveway. Timber double gates lead to:-

Garage

Being detached. newly installed electronically remote controlled roller shutter door to front. Power and light. Personal door to side. At the rear of the garage, there is an adjacent storage shed with windows.

Rear Garden

Immediately behind the property, there is a crazy paved terrace. outside water tap. Gated pedestrian side access. being mainly laid to lawn with borders. Hedges. Trees.

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: "D"

Total Square Meters: Approximately 74

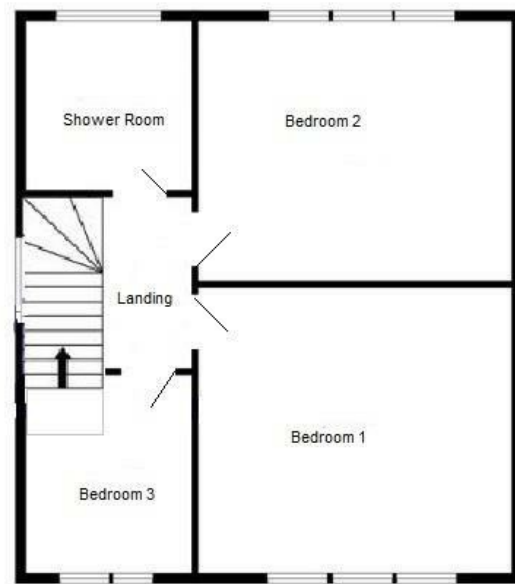
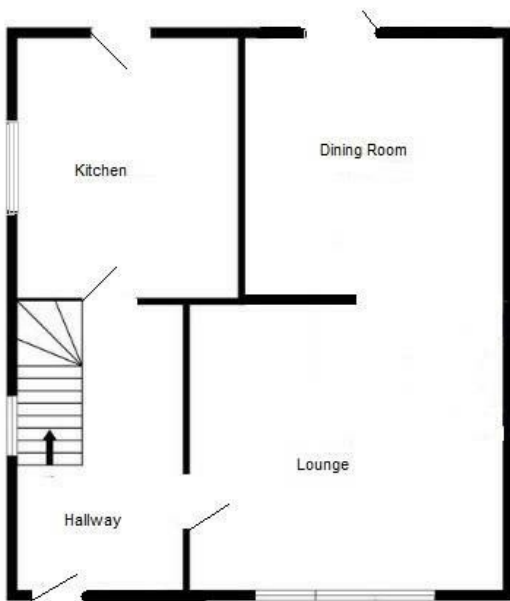
Total Square Feet: Approximately 796

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.





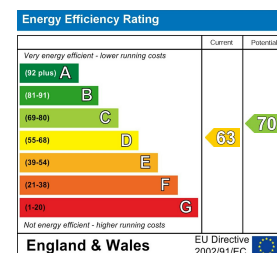
Floor Plan



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.