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Ryarsh Crescent, Orpington, Kent, BR6 9SQ

£425,000 Freehold

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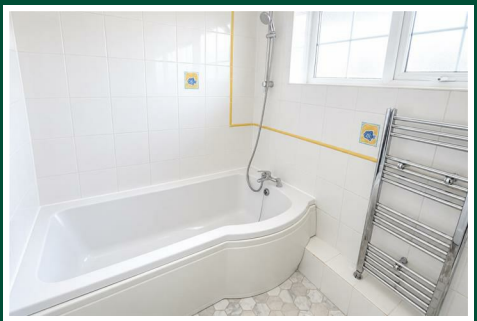


Property Description

This property is offered to the market with no onward chain, and viewing comes highly recommended. Set along a walkway, away from the road, this mid terraced house is ideally situated for incredibly popular primary and secondary schools, Orpington High Street, and the mainline station. There are two double bedrooms and a modern bathroom upstairs, whilst downstairs is a good sized lounge, and modern kitchen/diner. With easy to maintain gardens to the front and rear there is also a useful garden store, as well as a garage-en-bloc located close by.

Entrance Hall

Entrance door and full height window to the front. Staircase leasing to the first floor. Double panel radiator. Door to:-

Lounge

Double glazed multi pane effect bow window to front, with inset blinds. Double panel radiator. Coving to ceiling. Understairs cupboard. Laminate flooring. Door to:-

Kitchen / Diner

Double glazed French doors and window onto the rear garden. Coving to ceiling. Downlighting. Single panel radiator. Fitted with a range of wall, base and drawer units with colour coordinated granite worktops, and up ends. Inset Butler style sink with mixer tap over. Two sets of inset wine racks. Integrated extractor hood with space for range style cooker beneath.

First Floor Landing

Access to loft. Built-in shelved cupboard.

Bedroom 1

Double glazed multi pane effect bow window to front. Built-in cupboard. Additional built-in cupboards to one recsess, with mirror fronted doors. Bulkhead over-stairs cupboard. Single panel radiator.

Bedroom 2

Double glazed multi pane effect window to the rear. Single panel radiator. Built-in cupboard.

Bathroom

Fitted with a white suite comprising:- "P" shaped panel bath with shower attachment over bath; vanity wash hand basin with cupboard below; and low level WC. High level frosted double glazed multi pane effect window to the rear. Raised heated towel rail. Downlighting. Fully tiled walls with decorative inserts and border.

Front Garden

Overlooking a green to the front. Steps down to the front door, with paved surround.

Tel: 01689 821904

Rear Garden
Paved area, then laid to lawn. Gated rear pedestrian access.

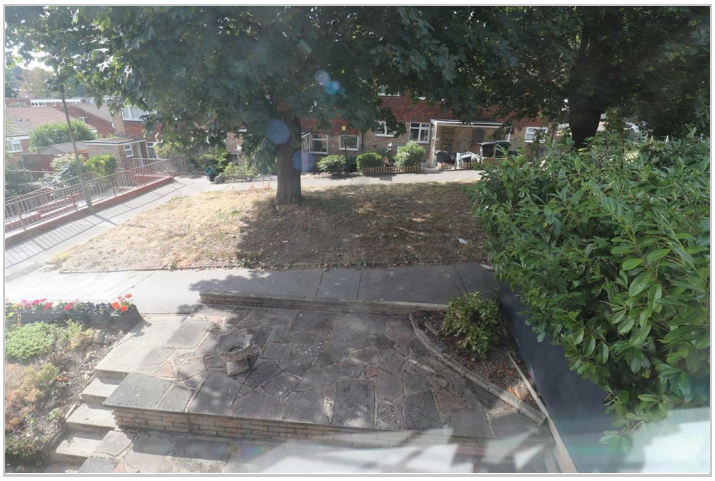
Garage-En-Bloc
Located close by.

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: "C"
EPC Rating: "C"
Total Square Meters: 79
Total Square Feet: 850
Room Dimensions: As per floorplan
Some of these photos have been AI generated from the original, to omit the previous Tenant's personal belongings.

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

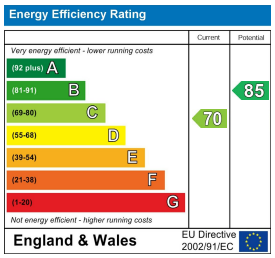


Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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