



37 Marion Crescent

, Orpington, BR5 2DF

Offers Over £600,000



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Description

A stunning contemporary style DETACHED house situated in an established, leafy road which almost has a "country lane feel" yet is within a few minutes walk of local shops and is within or just over 1/2 mile to a number of local schools and St Mary Cray Station (takes the vendor about 7 minutes using the cut through in Lynmouth Rise) which serves Victoria, Sevenoaks and North Kent Coast. Arguably the stunning open plan Kitchen/Living area with bi-folding doors is the main focal point, however there are numerous other salient features, including a luxury Bathroom and Shower room, 3 double bedrooms, a very high decorative standard, double glazing and attractive flooring. The house also benefits from WIFI enabled CCTV and wireless burglar alarm. The property sits on an elevated plot, the rear garden has been landscaped, is secluded and enjoys a southerly aspect. There is also a large garden room which is currently being used as a gym, and we have been advised has plumbing. Internal viewing is strongly recommended.

Entrance

Timber front door leading to

Hall

Double glazed window to side, radiator, cloaks cupboard, stairs to first floor, under stairs cupboard.

Lounge

Double glazed window to front, fireplace with marble heath, shelving, radiator.

Shower Room

With walk in shower with fixed overhead and shower

attachment, close coupled toilet, wash hand basin in vanity unit, tiled floor, vinyl flooring inset spotlights. Automatic lights and shaving socket.

Kitchen/Living Area

Range of matching wall and base units with Corian Statuario work tops, inset sink with mixer taps. Featuring central island unit with waterfall edges including induction hob and extractor, built in double oven, built in dishwasher, plumbing for washing machine, 2 radiators, Lantern ceiling window, Bi-folding doors. smart electronic blinds and lights. NB American style fridge freezer and Washer/Dryer available via separate negotiations.

First Floor

Access to loft.

Bedroom

Double glazed window to front, double glazed opaque window to side, radiator smart electronic blinds .

Bedroom

Double glazed window to rear, radiator, built in wardrobes, under eaves storage, smart electronic blinds .

Bedroom

Double glazed window to front and double glazed opaque window to side, freestanding wardrobes, radiator. smart electronic blinds

Bathroom

White suite with panelled bath ,mixer taps, overhead shower, separate shower attachment, , wash hand basin, wall hung toilet with feature Carrara panel ,

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double glazed opaque window to side, spotlights, Porcelain floor continuing to feature bath panel. Vanity unit with demist mirror and concealed shaving points.

Outside

Lovely landscaped and secluded garden, which enjoys a southerly aspect. Patio area with smart lighting, steps up to lawn area with seating area .., side access with hose tap. Additional timber potting/storage shed.

Garden Room

Power and light with large cupboard which we understand has plumbing.

Agents note

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

Council Tax Band: "D"

EPC Rating: "C"

Total Square Meters: Approximately 126

Total Square Feet: Approximately 1362

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



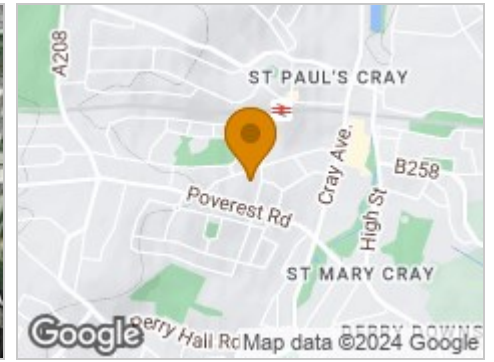
Road Map



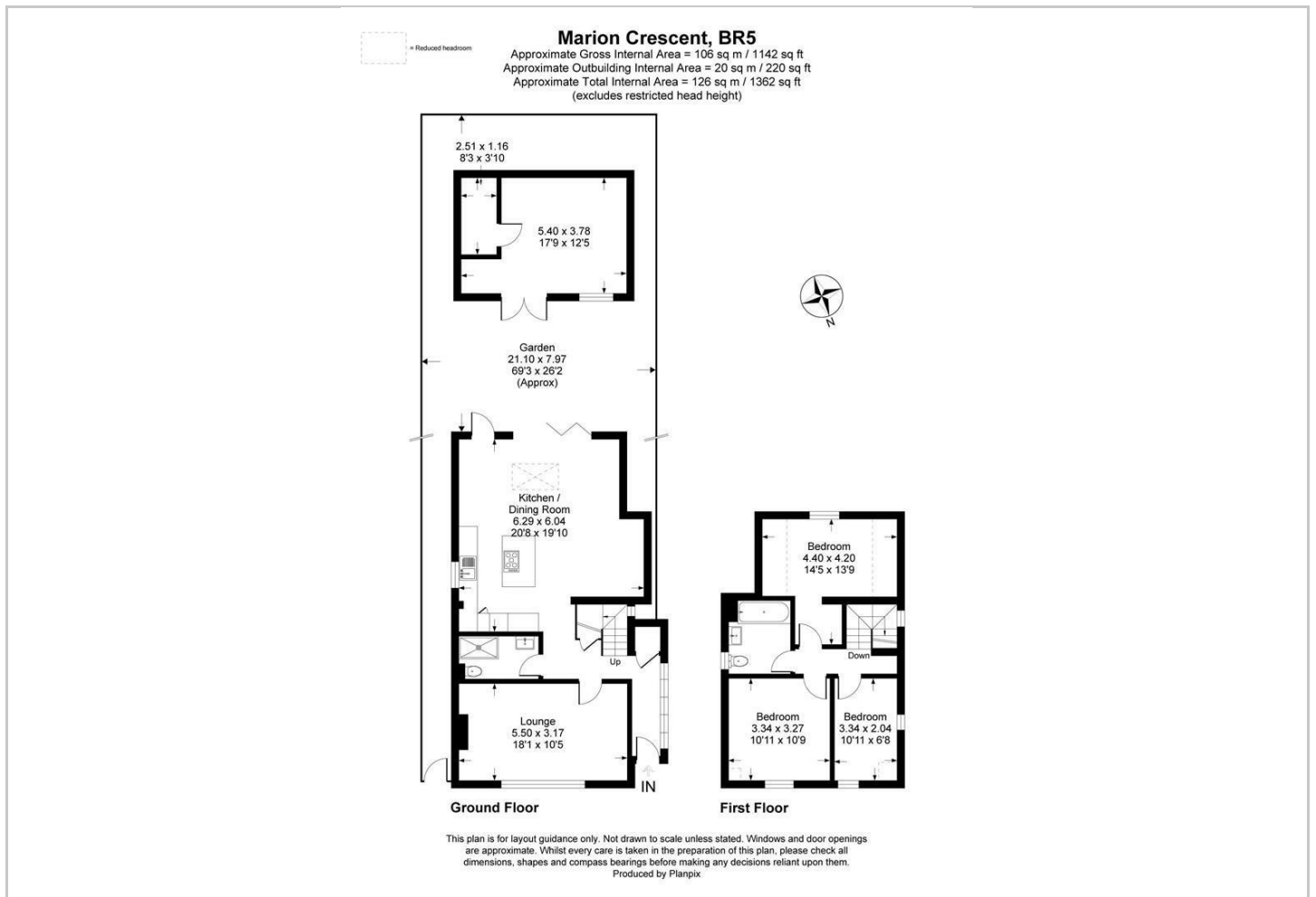
Hybrid Map



Terrain Map



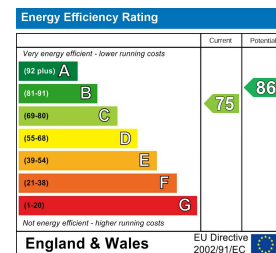
Floor Plan



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.