



## 59 Ridgeway Crescent

, Orpington, BR6 9QW

£650,000



# 59 Ridgeway Crescent

, Orpington, BR6 9QW

£650,000



An extended chalet style semi detached house situated in this highly regarded Road on the popular South side of Orpington. Offering generous accommodation , the accommodation comprises 2 first floor bedrooms along with a family bathroom, whilst downstairs there are two large reception rooms, a study/bedroom 3, shower room and an extended kitchen/breakfast room. Benefits include gas central heating and double glazing and potential to extend STPP. Outside is a large private garden (approximately 90ft) and a garage (restricted access) which has partially been converted into a work shop. Close to highly regarded schools such as Tubbenden, Darrick Wood and Newstead Wood it is also conveniently located for the station. Priced to reflect some updating, internal viewing is strongly recommended.

## Entrance

UPVc entrance door at side, with double glazed leaded light effect sidelights. Picture rail. Radiator. Cloaks cupboard. Staircase leading to the first floor landing.

## Study / Bedroom

Double glazed leaded light effect window to front, and additional double glazed leaded light effect window to side. Radiator.

## Lounge

Double glazed leaded light effect window to front. attractive fireplace with coal effect gas fire. Radiator. Picture rail.

## Dining Room

Double glazed French doors leading out onto the rear garden. Fireplace. Under stairs cupboard. Radiator. Picture rail.

## Kitchen / Breakfast Room

Extended, and fitted with a range of wall, base and drawer units, with inset one and a half bowl sink and drainer unit with mixer tap over. Tiled splashback. Display cabinets. Integrated double oven, and gas hob. Cupboard housing gas fired central boiler. Double glazed window to side. Radiator. Double glazed window overlooking the rear garden.

## Shower Room

Fitted with a suite comprising:- enclosed fully tiled shower cubicle, wash hand basin and low level WC. Partly tiled walls. Radiator. Double glazed leaded light effect frosted window to side.

## Landing

Access to loft

## Bedroom

Double glazed leaded light window to front. Radiators. Access to eaves storage area.

## Bedroom

Double glazed window to rear overlooking the garden. Radiator. Access to eaves storage area.

## Bathroom

Fitted with a three piece suite comprising:- panel bath with mixer taps, wash hand basin, and low level WC. Radiator. Partly tiled walls. Double glazed frosted window to side.

## Rear Garden

approximately 90'0" (approximately 27.43m)  
Mainly laid to lawn.

## Garage (restricted access)

With workshop to rear

## Front Garden

Own driveway, with parking.

## 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: "E"

EPC Rating: "E"

Total Square Meters: Approx. 127

Total Square Feet: Approx. 1372

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



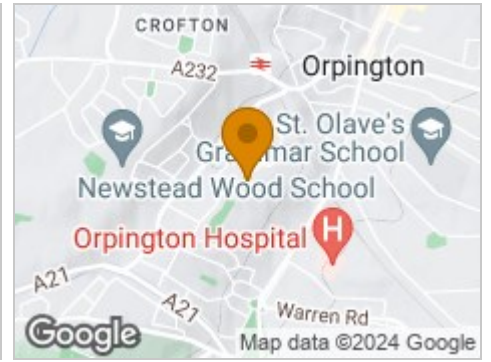
## Road Map



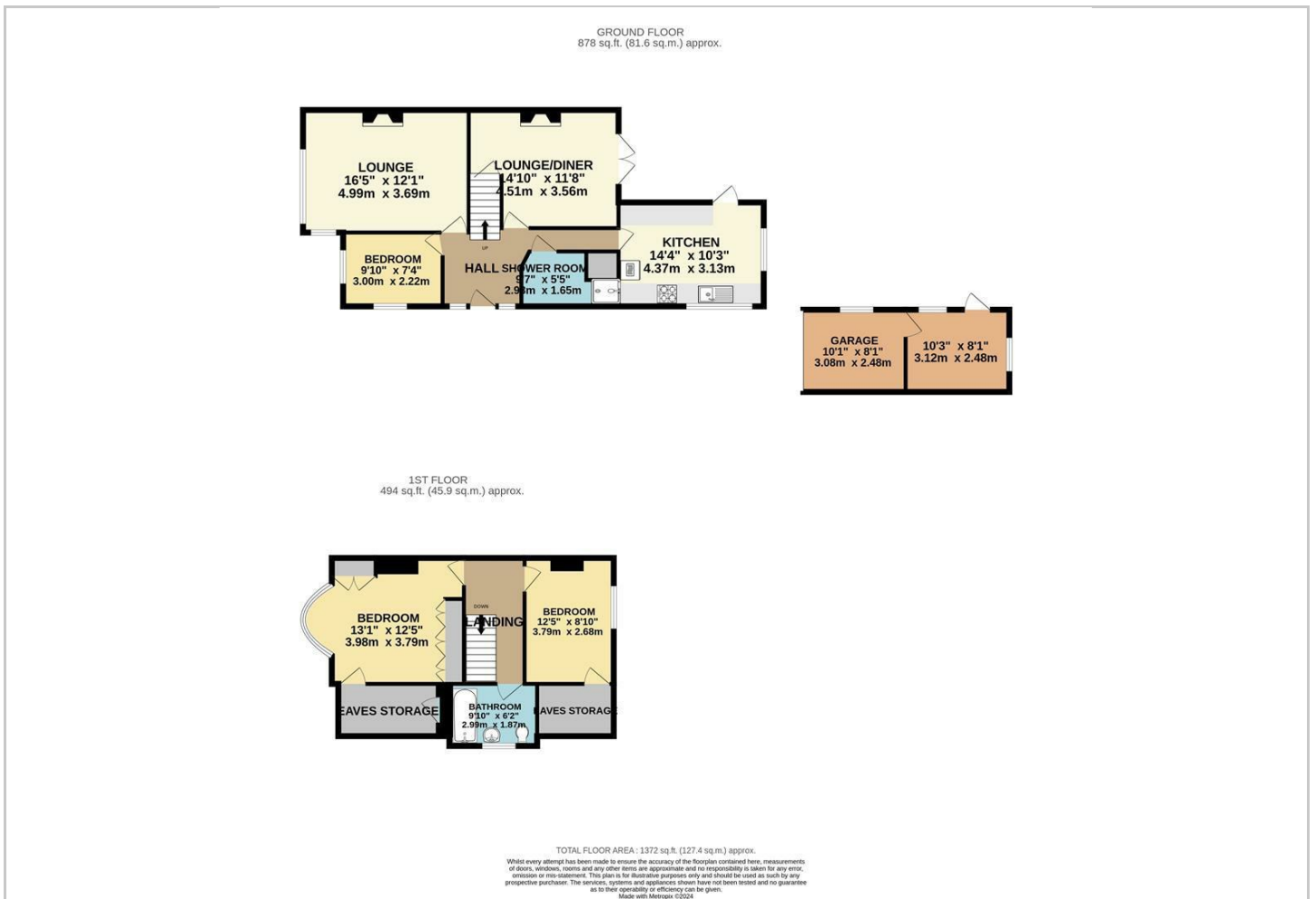
## Hybrid Map



## Terrain Map



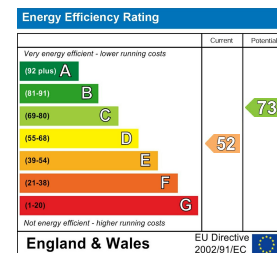
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto: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.