

# THOMAS BROWN

ESTATES



**43 Marion Crescent, Orpington, BR5 2DF**

**Asking Price: £350,000**

- 2 Double Bedroom, 2 Reception Room Semi-Detached House
- Potential to Extend (STPP)
- Well Located for St. Mary Cray Station & Nugent Retail Park
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this two double bedroom semi-detached home, set back from the road in an elevated position and offered to the market with no forward chain.

The property presents fantastic potential to extend (STPP), with scope to extend to the rear, side and/or convert the loft space, as many neighbouring properties have done. Please note the property requires full refurbishment throughout, which has been reflected in the asking price.

The accommodation currently comprises an entrance hallway, lounge, dining room, kitchen and bathroom to the ground floor, with two double bedrooms to the first floor.

Externally, there is a rear garden, also requiring attention, and on road parking to the front.

Marion Crescent is conveniently located within walking distance of Poverest Park, Nugent Retail Park, and both St. Mary Cray railway station and Petts Wood railway station, providing excellent transport links. Orpington and Petts Wood High Streets are also close by, along with well-regarded local schools, shops and bus routes.

This is an excellent opportunity for buyers seeking a refurbishment project in a highly convenient and well connected location. Please contact Thomas Brown Estates to arrange your viewing and fully appreciate the potential and quality of location on offer.



#### ENTRANCE HALL

Door to front, double glazed opaque window to side, carpet.

#### LOUNGE

13' 0" x 12' 07" (3.96m x 3.84m) Double glazed bay window to front, exposed floorboards.

#### DINING ROOM

12' 11" x 9' 11" (3.94m x 3.02m) Double glazed window to side, understairs storage, radiator.

#### LOBBY

Double glazed opaque door to side, carpet.



#### KITCHEN

8' 0" x 7' 03" (2.44m x 2.21m) Stainless steel sink and drainer, double glazed window to rear, carpet tiles.

#### BATHROOM

Low level WC, wash hand basin, bath, double glazed opaque window to rear.

#### STAIRS TO FIRST FLOOR LANDING

#### BEDROOM 1

13' 0" x 11' 0" (3.96m x 3.35m) Storage cupboard, double glazed window to front.

#### BEDROOM 2

13' 0" x 10' 0" (3.96m x 3.05m) Storage cupboard, double glazed window to rear.



#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING GARDEN

40' 0" (12.19m) (approx.) Overgrown – needs attention.

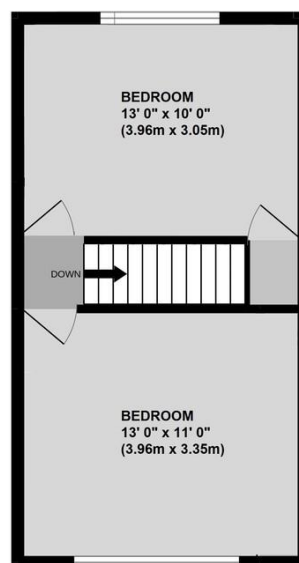
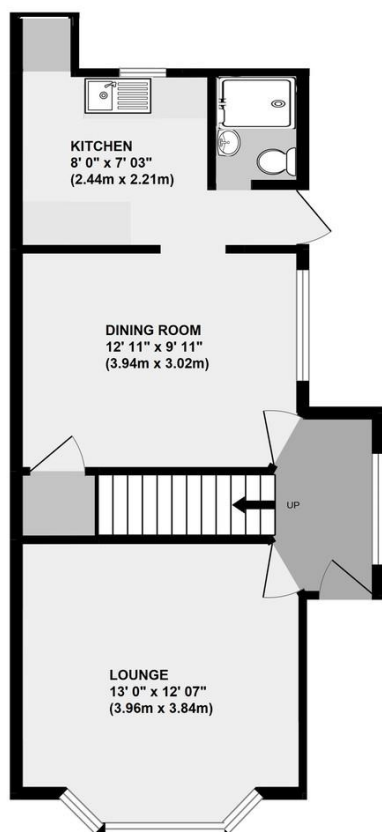
#### FRONT

Property on raised bank - via steps, on road parking.

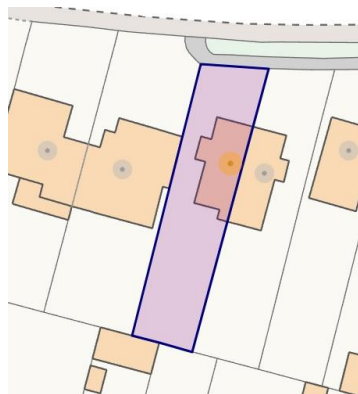
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN

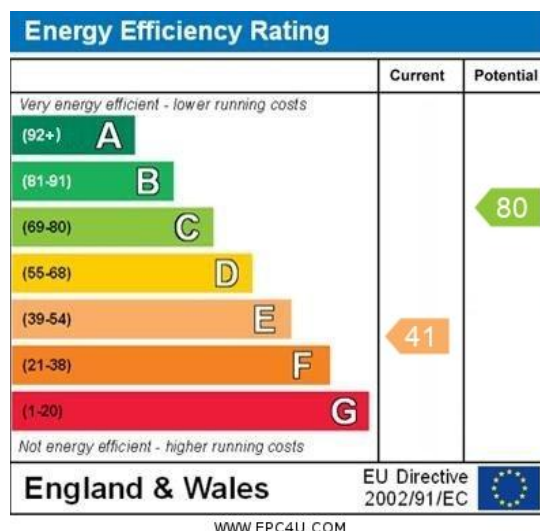


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Council Tax Band: D**

**Tenure: Freehold**



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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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