

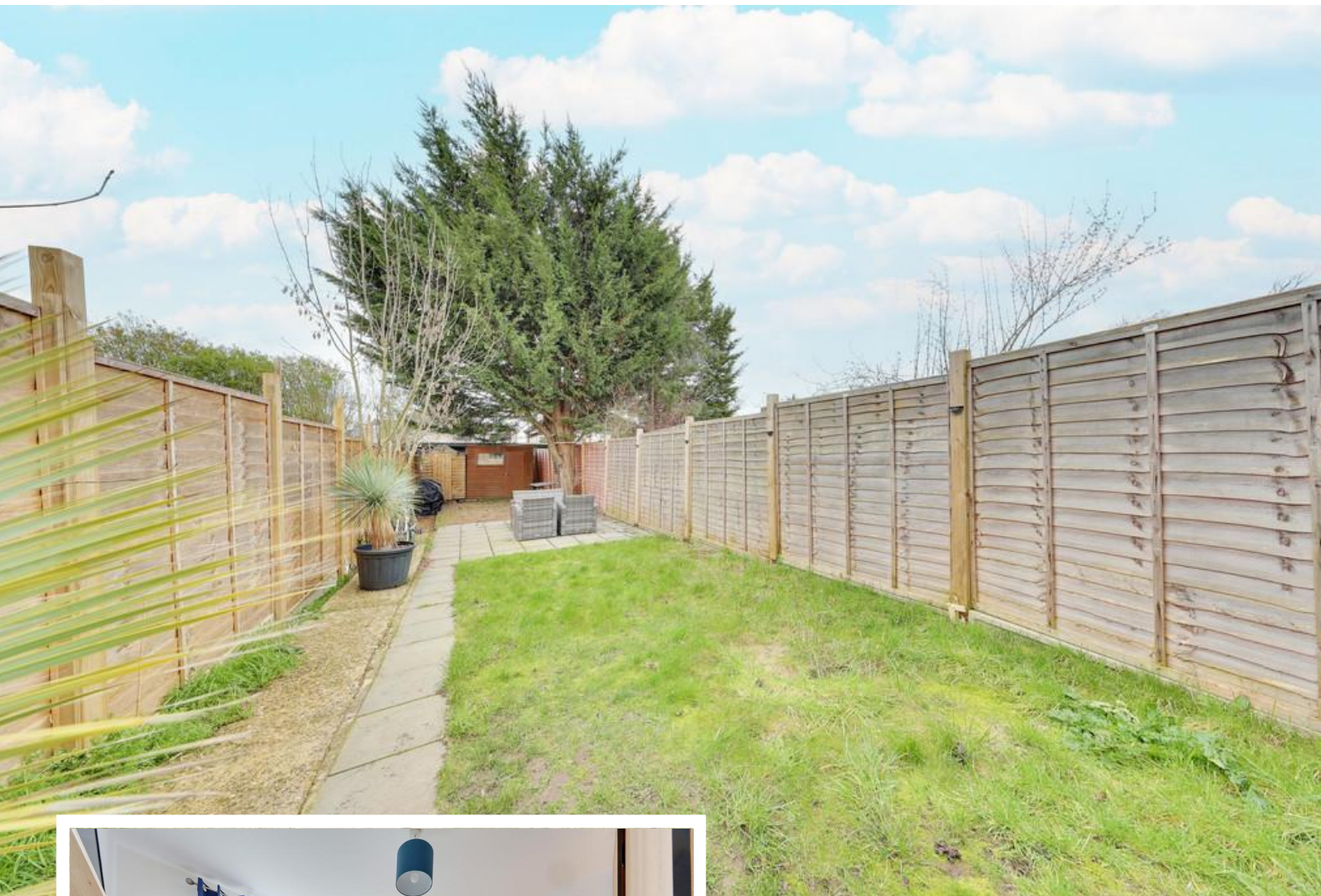


**9 Barnesdale Crescent, Orpington, BR5 2AU**

**Offers IEO: £300,000**

- 2 Bedroom Ground Floor Maisonette
- Private Garden & Drive for 2 Vehicles
- Well Located for St. Mary Cray Station & Local Shops
- Long Lease - 994 Years Remaining





## Property Description

Thomas Brown Estates are delighted to present this immaculately presented two bedroom ground floor maisonette, renovated in 2020 and offered with an impressive 994 year lease, driveway for two vehicles and a private garden.

Situated on Barnesdale Crescent, the property is located in the highly sought after Poverest area of Orpington, within easy walking distance of St. Mary Cray Station, Nugent Shopping Centre, and Poverest Park, making it ideally positioned for commuters and families alike.

The accommodation comprises an entrance porch leading into a welcoming hallway with a useful storage cupboard, lounge/dining room, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary bathroom. Externally, the property further benefits from a private rear garden and a driveway providing off-street parking for two vehicles.

Barnsdale Crescent is well located for local schools, shops, bus routes and mainline rail services, offering an excellent balance of convenience and residential appeal. Early viewing is highly recommended to fully appreciate the quality of the location and specification on offer.



#### ENTRANCE PORCH

Double glazed door to front, double glazed opaque panel to side, tiled flooring.

#### ENTRANCE HALL

Double glazed composite door to front, double glazed panel to side, storage cupboard, laminate flooring, radiator.

#### LOUNGE/DINER

13' 07" x 12' 06" (4.14m x 3.81m) Two double glazed windows to front, laminate flooring, radiator.



#### KITCHEN

7' 05" x 6' 08" (2.26m x 2.03m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window to rear, tiled flooring.

#### BEDROOM 1

10' 07" x 9' 06" (3.23m x 2.9m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 2

10' 0" x 7' 09" (3.05m x 2.36m) Double glazed window to front, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to rear, part tiled walls, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

55' 0" (16.76m) (measured to sheds) Patio area with rest laid to lawn, two sheds.



#### DOUBLE GLAZING

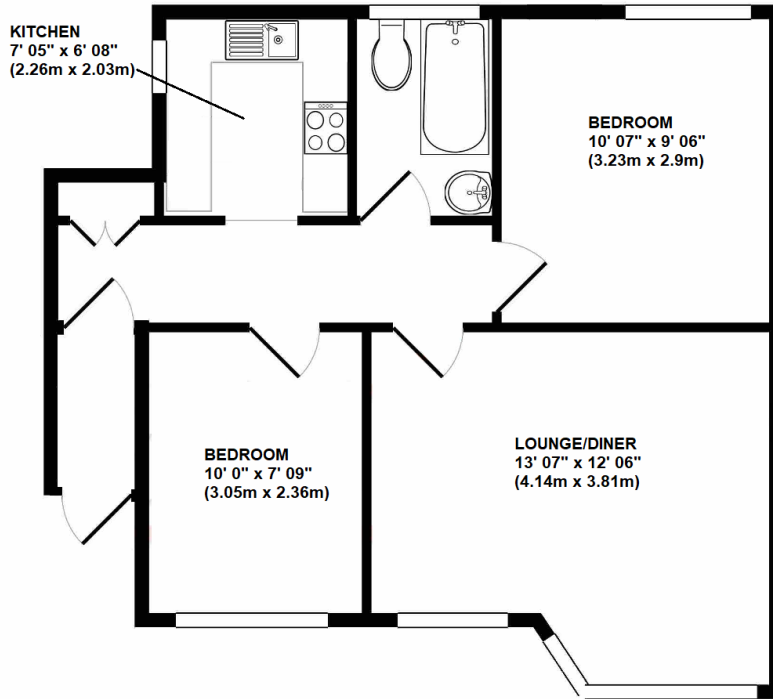
#### CENTRAL HEATING SYSTEM

#### OFF STREET PARKING

Drive for two vehicles.

#### LEASEHOLD

994 years remaining.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Council Tax Band: C**

**Tenure: Leasehold – 994 years remaining (approx.)**

**Service Charge: none - As advised by vendor.**

**Ground Rent: none - As advised by vendor.**

**\*\*Please note these charges may be subject to reviews and this should be verified by your solicitor.**

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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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

www.thomasbrownestates.co.uk  
sales@thomasbrownestates.co.uk  
**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

**THOMAS BROWN**  
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