

THOMAS BROWN

ESTATES



44 Barnesdale Crescent, Orpington, BR5 2AX

Offers IEO: £500,000

- 3 Bedroom Semi-Detached House
- Well Located for St. Mary Cray Station & Local Shops
- Highly Sought After Location
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this well-presented three bedroom semi-detached home, offered to the market with no forward chain. Ideally located in the highly sought after Poverest area of Orpington, the property benefits from a spacious dual aspect lounge and a generous driveway providing off street parking for multiple vehicles.

The accommodation comprises an entrance hall way, a bright and airy dual aspect lounge, a kitchen/diner and a conservatory on the ground floor. Upstairs, there are three bedrooms, including two well-proportioned double rooms, along with a modern family bathroom.

Externally, the property boasts a mature rear garden with multiple seating areas, perfect for relaxing or entertaining. To the front, there is a large driveway offering ample parking.

Barnesdale Crescent is conveniently situated close to local schools, shops, bus routes, and St. Mary Cray mainline station, providing excellent transport links.

Early viewing is highly recommended to fully appreciate the quality of accommodation and the fantastic location on offer.



ENTRANCE HALL

Composite door to front, double glazed opaque window to side, understairs storage cupboard, laminate flooring, radiator.

LOUNGE

18' 11" x 11' 11" (5.77m x 3.63m) (dual aspect) Double glazed window with shutters to front and rear, laminate flooring, two radiators.

KITCHEN/DINER

13' 10" x 7' 11" (4.22m x 2.41m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, integrated fridge/freezer, space for washing machine, space for slimline dishwasher, double glazed window to rear, double glazed opaque door to rear, laminate flooring, radiator.



CONSERVATORY

13' 10" x 7' 11" (4.22m x 2.41m) Double glazed opaque door to side, double glazed window to rear and side, laminate flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window with shutters to front, carpet.

BEDROOM 1

12' 07" x 10' 09" (3.84m x 3.28m) Built in wardrobe, double glazed window to side and rear, carpet, radiator.



BEDROOM 2

11' 11" x 10' 07" (3.63m x 3.23m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 08" x 7' 11" (2.64m x 2.41m) Double glazed window with shutters to front, carpet, radiator.

BATHROOM

WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, tile effect flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

40' 0" x 28' 0" (12.19m x 8.53m) Numerous seating areas, laid to lawn, mature shrubs.

FRONT

Drive for multiple vehicles, mature shrubs.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

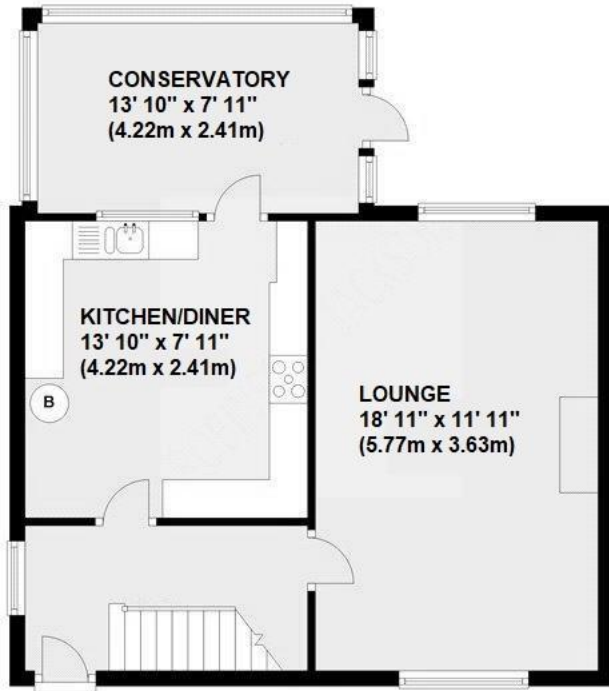
NO FORWARD CHAIN

ALARMED



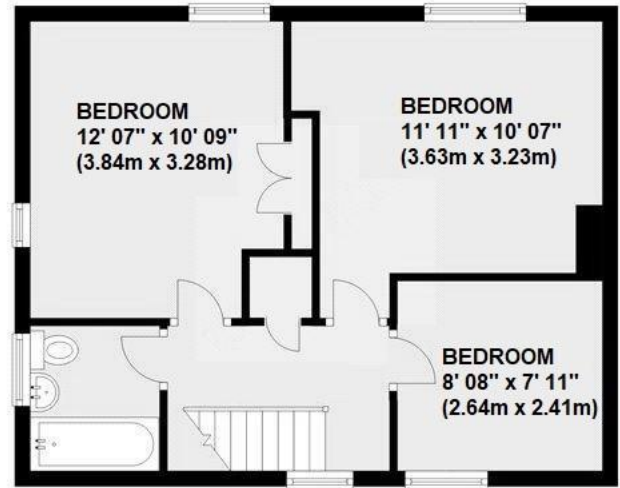
Ground Floor

Approx. 54.8 sq. metres (589.8 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



Total area: approx. 98.7 sq. metres (1062.1 sq. feet)



Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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
ESTATES