

# THOMAS BROWN

ESTATES



**74 Rye Crescent, Orpington, BR5 4NF**

**Asking Price: £410,000**

- 3 Bedroom Mid Terrace House
- Well Located for Local Schools & Bus Routes
- Double Glazing & Central Heating
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom terraced property located on Rye Crescent. The property comprises; entrance hall, through lounge with access to the rear garden via French doors, fitted kitchen and lobby/utility area to the ground floor. To the first floor there is a landing giving access to three bedrooms, a family bathroom and separate WC. Externally there is a private rear garden and on road parking/resident parking bays to the front. The property benefits from double glazing and central heating, and is offered with no forward chain. Rye Crescent is well located for local schools and bus routes. Please call Thomas Brown Estates to arrange an appointment to view.



#### **ENTRANCE HALL**

Double glazed door and double glazed panel to front, laminate flooring, radiator.

#### **THROUGH LOUNGE**

22' 06" x 10' 04" (6.86m x 3.15m) Double glazed window to front, double glazed French doors to rear, carpet, radiator.

#### **KITCHEN**

13' 02" x 7' 07" (4.01m x 2.31m) Range of matching wall and base units with worktops over, stainless steel sink with mixer tap, cooker, plumbing for washing machine, plumbing for dishwasher, larder cupboard, double glazed window to rear, double glazed door to garden, vinyl flooring.



#### **LOBBY/UTILITY AREA**

12' 0" x 6' 0" (3.66m x 1.83m) Two built in storage cupboards, space for fridge/freezer, double glazed door to front, laminate flooring.

#### **STAIRS TO FIRST FLOOR LANDING**

Airing cupboard, loft access, carpet.

#### **BEDROOM 1**

12' 05" x 10' 07" (3.78m x 3.23m) Built in storage, double glazed window to front, carpet, radiator.

#### **BEDROOM 2**

11' 10" x 9' 08" (3.61m x 2.95m) Double glazed window to rear, carpet, radiator.

#### **BEDROOM 3**

11' 09" x 6' 01" (3.58m x 1.85m) Double glazed window to front, carpet, radiator.

#### **BATHROOM**

Wash hand basin in vanity unit, bath with shower over, double glazed window to rear, part tiled walls, tiled flooring, heated towel rail.

#### **SEPARATE WC**

Low level WC, double glazed window to rear, vinyl flooring, radiator.

#### **OTHER BENEFITS I INCLUDE:**

#### **GARDEN**

40' 0" (12.19m) (approx.) Patio area with rest laid to lawn, greenhouse, rear access.

#### **ON ROAD PARKING/RESIDENT PARKING BAYS**

No allocated spaces.

#### **DOUBLE GLAZING**

#### **CENTRAL HEATING SYSTEM**

#### **NO FORWARD CHAIN**





This plan is for illustration purpose only - not to scale



**Council Tax Band: D**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	86	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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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