



Melrose Crescent | South Orpington, Kent, BR6 9NT



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£475,000 Freehold

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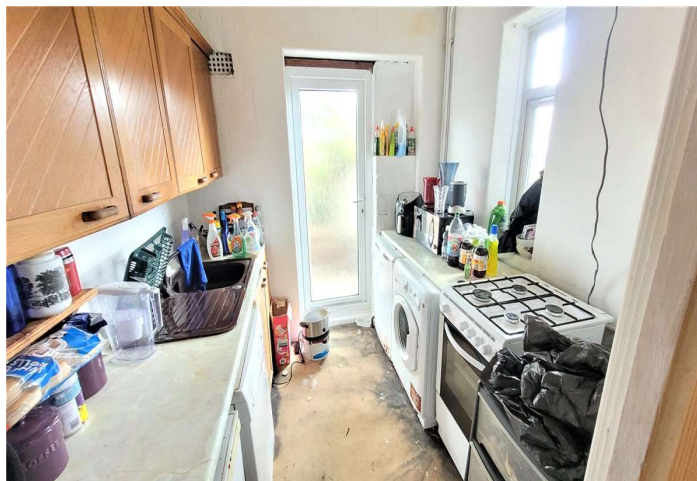
# Melrose Crescent

South Orpington

An opportunity to purchase this three bedroom semi detached house situated conveniently for Orpington & Chelsfield Stations alike, and various schools including St Olaves & Warren Road.

## Property Features

- In Need Of Complete Modernisation
- Double Glazed
- Central Heating
- Potential to Extend(STPP)
- Close to Amenities
- Driveway & Garage
- Council Tax: E
- EPC Rating: D



## Interior

**Entrance Hall:** Door to front. Double glazed windows to side. Understairs storage & radiator.

**Lounge:** 4.14m x 3.68m (13'7" x 12'1") Double glazed half bay window to front. Wood laminate flooring and radiator.

**Dining Area:** 3.56m x 3.3m (11'8" x 10'10") Double glazed patio door opening onto the rear garden. Wood laminate flooring and radiator.

**Kitchen:** 2.36m x 2.36m (7'9" x 7'9") Fitted with a matching range of wall and base units with work surfaces. Space for cooker, fridge freezer and dishwasher. Sink unit & drainer. Double glazed door to rear and double glazed window to side.

**Landing:** Double glazed window to side. Access to loft.

**Bedroom 1:** 3.84m x 3.23m (12'7" x 10'7") Double glazed half bay window to front. Fitted wardrobe and radiator.

**Bedroom 2:** 3.38m x 2.9m (11'1" x 9'6") Double glazed window to rear. Radiator.

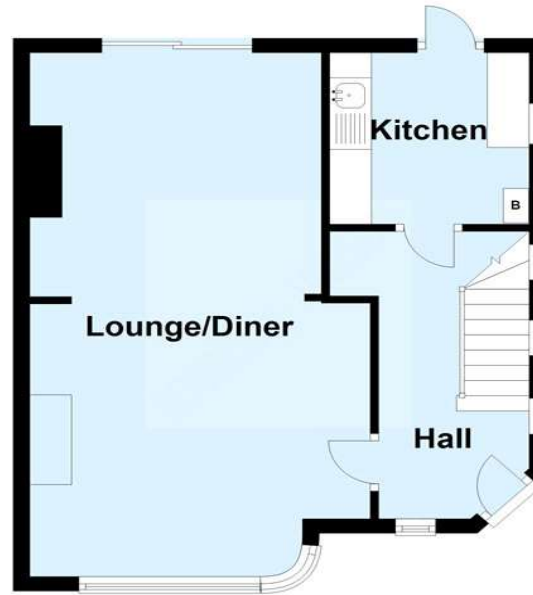
**Bedroom 3:** 3.02m x 2.36m (9'11" x 7'9") Double glazed window to front. Radiator.

**Bathroom:** Fitted with a panelled bath, pedestal and wash hand basin. Radiator. Double glazed opaque window to side.

**Separate WC:** With WC and double glazed window.

## Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 84.5 sq. metres (909.1 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.





## Exterior

Rear Garden: In need of attention with a patio area.

Front Driveway: Providing off road parking and leading to:-

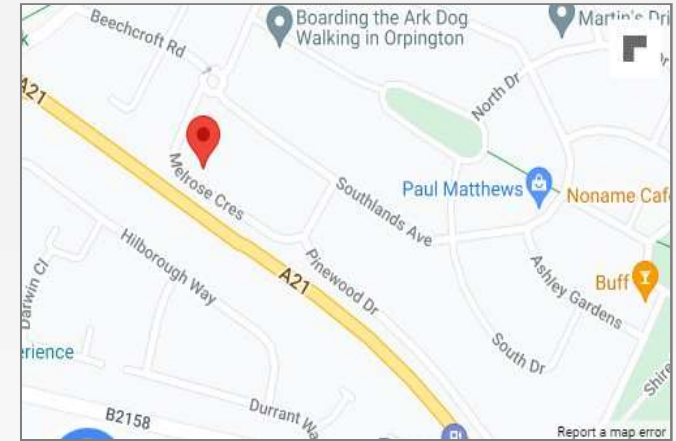
Garage: With door to front.

## Additional Information

Melrose Crescent is conveniently located for Orpington Town Centre, Mainline Station, local bus routes, shops to Green Street Green and various quality schools including Warren Road, St Olaves and Tubbenden Lane.

## Property Location

Melrose Crescent, South Orpington, Kent, BR6 9NT



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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