



Ryarsh Crescent | South Orpington, Kent, BR6 9SG



Guide Price £525,000 - £550,000 Freehold

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Ryarsh Crescent

South Orpington

A four bedroom, two bathroom end of terrace house situated on a popular development close to Orpington Station & various quality schools. The property is deceptively spacious & is offered chain free.

Property Features

- Bay Fronted
- Spacious Kitchen/Breakfast Room
- Small Ground Floor Wet Room
- Modern First Floor Bathroom
- Driveway
- Front & Rear Gardens
- Sought After Location
- Chain Free
- Council Tax: E
- EPC Rating: D



Interior

Entrance Hall: Wooden door to front. Stairs to first floor, radiator and wood laminate flooring.

Ground Floor Shower/Wet Room: With a walk in shower, wash hand basin and wc. Chrome heated towel rail. Attractive tiled walls and flooring.

Lounge: 4.57m x 3.3m (15' x 10'10") Double glazed bay window to front, two radiators and wood laminate flooring. Open aspect to:-

Dining Area: 4.27m x 2.92m (14' x 9'7") Double glazed French doors opening onto the rear garden. Radiator and wood laminate flooring.

Utility Area: 2.6m x 2.51m (8'6" x 8'3") (This was originally part of the garage).

Kitchen/Breakfast Room: 5.84m x 3.05m (19'2" x 10') Fitted with a matching range of wall and base units with work surfaces. Rangemaster cooker, washing machine, dishwasher and integrated fridge to remain. Twin sink unit & drainer. Breakfast bar. Double glazed window to side and rear. Two radiators. Wood laminate flooring.

Landing: Airing cupboard, access to loft, radiator and fitted carpet.

Bedroom 1: 3.63m x 3.3m (11'11" x 10'10") Double glazed bay window to front, fitted wardrobes, radiator and fitted carpet.

Bedroom 2: 3.56m x 2.54m (11'8" x 8'4") Double glazed window to front, radiator and fitted carpet.

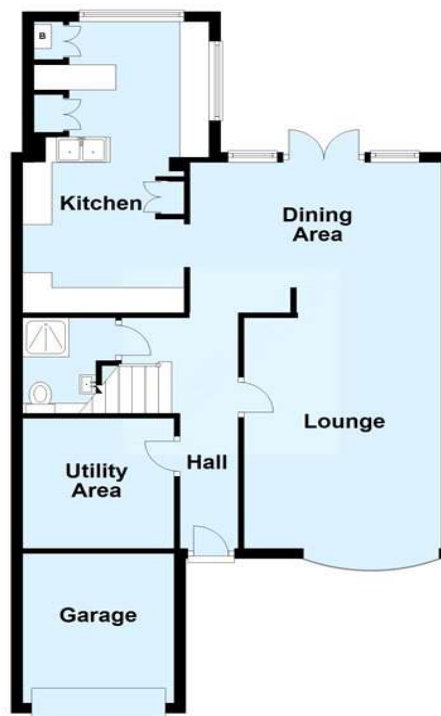
Bedroom 4: 3.02m x 2.18m (9'11" x 7'2") Double glazed window to rear, radiator and fitted carpet.

Bedroom 3: 3.28m x 2.95m (10'9" x 9'8") Double glazed window to rear, built in cupboard and fitted carpet.

Family Bathroom: Fitted with a three piece suite in white comprising a panelled bath, contemporary wash hand basin and wc with concealed cistern. Radiator. Double glazed window to rear.

Ground Floor

Approx. 72.2 sq. metres (776.6 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



Total area: approx. 127.0 sq. metres (1367.2 sq. feet)

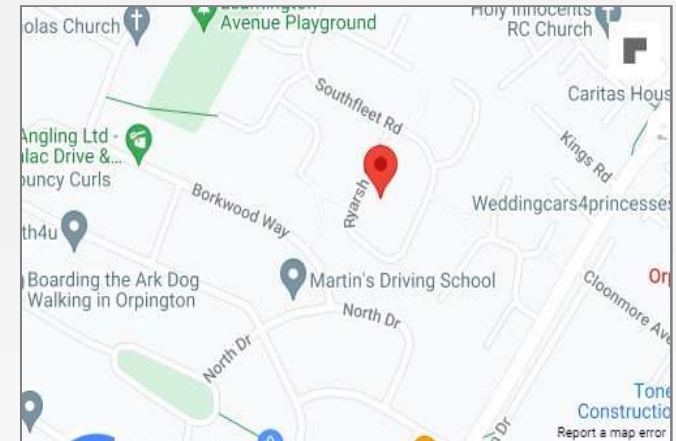
This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.





Property Location

Ryarsh Crescent, South Orpington, Kent, BR6 9SG



Exterior

Front Garden: With artificial lawn and various shrubs.

Rear Garden: With artificial lawn & various shrubs.

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

Garage: 10'7 x 8'4: With roller door. This has now been subdivided with the utility area and therefore not suitable for vehicular access.

Additional Information

Ryarsh Crescent is situated on the popular south side of Orpington and conveniently located for Orpington Town Centre, Mainline Station, local bus routes and various quality schools, including Newstead Wood Girls and Darrick Wood.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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