



Melrose Crescent | South Orpington, Kent, BR6 9NT

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Offers in excess of £600,000

Freehold

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Melrose Crescent

South Orpington

An opportunity to purchase this much improved three bedroom two bathroom semi detached house. The property is situated on the popular 'Davis' development and benefits from a side & rear extension.

Property Features

- Potential To Extend Into Loft (STPP)
- Recently Fitted 19ft Kitchen
- New Vaillant Boiler
- Ground Floor Shower Room
- First Floor Family Bathroom
- Large Driveway & Garage
- Close To Quality Schools
- Sought After Location
- Council Tax: E
- EPC Rating: D



Interior

Entrance Hall: Double glazed composite door to front. Double glazed window to front & side. Understairs storage, radiator and wood laminate flooring.

Lounge: 4.14m x 3.66m (13'7" x 12') Double glazed half bay window to front, feature fireplace, radiator and wood laminate flooring. Large archway:-

Dining Room: 3.68m x 3.33m (12'1" x 10'11") Double glazed French doors opening onto the rear garden. Two radiators and wood laminate flooring.

Kitchen/Breakfast Room: 5.94m x 2.8m (19'6" x 9'2") (Maximum dimensions). Fitted with a modern range of wall and base units with work surfaces and breakfast bar. Integrated oven, hob and extractor fan. Space for fridge freezer and dishwasher. Sink unit & drainer. Double glazed window to side and rear. Double glazed opaque door to rear.

Lobby Area: Double glazed opaque door to side. Radiator.

Ground Floor Shower Room: Fitted with a walk in shower cubicle, wash hand basin set in vanity unit & wc. Double glazed opaque window to side and rear.

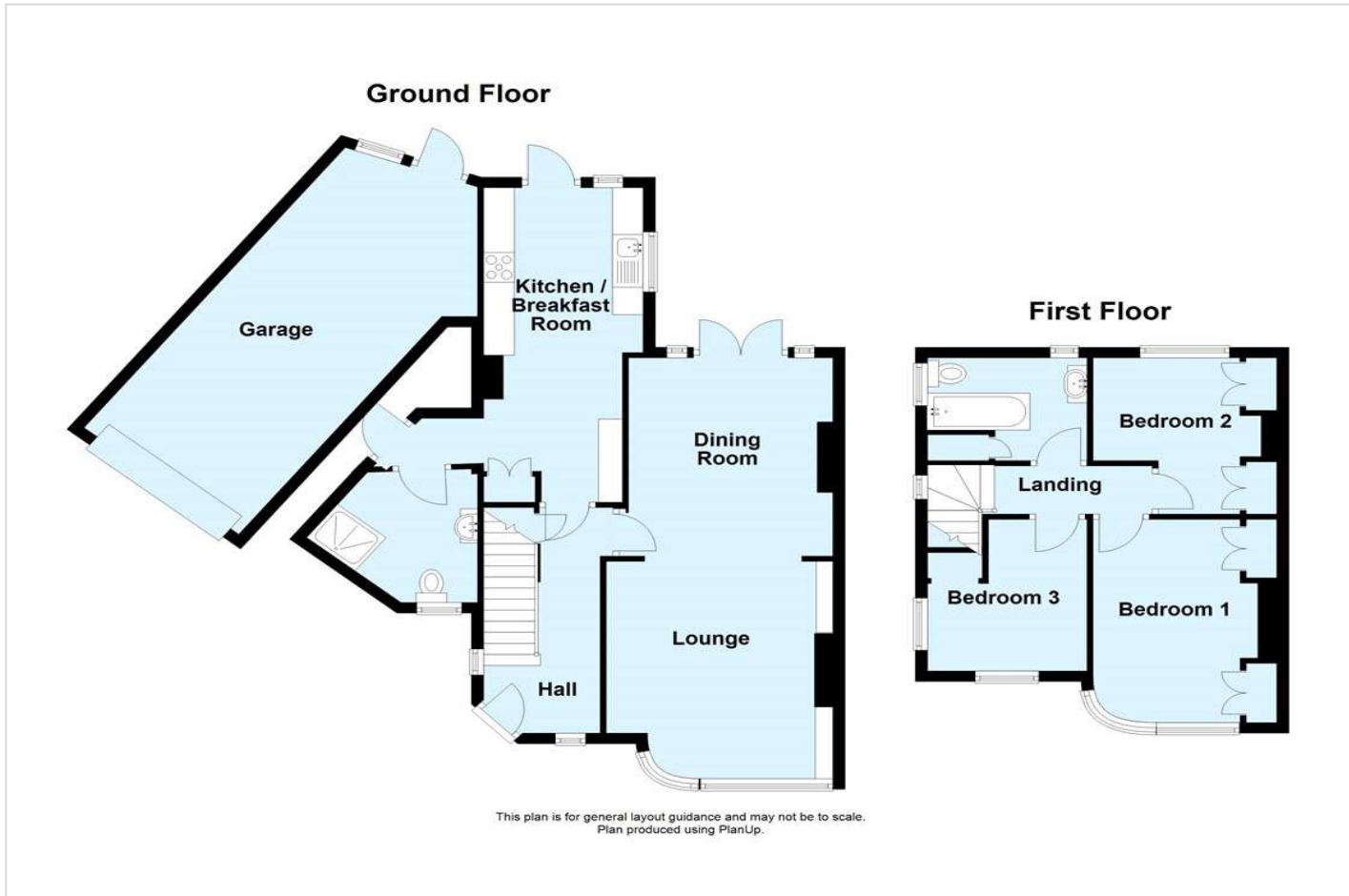
Landing: Double glazed opaque window to side, access to loft and wood laminate flooring.

Bedroom 1: 3.86m x 3.53m (12'8" x 11'7") (Maximum dimensions). Double glazed half bay window to front, built in wardrobes, radiator and wood laminate flooring.

Bedroom 2: 3.38m x 3.33m (11'1" x 10'11") Double glazed window to rear, built in wardrobe, radiator and wood laminate flooring.

Bedroom 3: 2.87m x 2.41m (9'5" x 7'11") Double glazed window to side and rear. Built in storage. Radiator and wood laminate flooring.

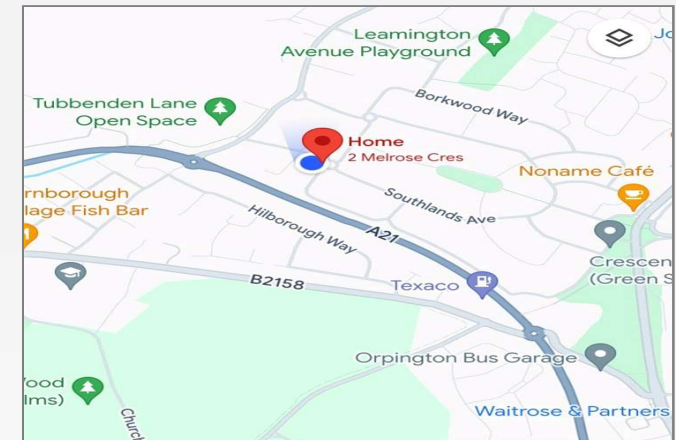
Family Bathroom: Fitted with a panelled bath, wash hand basin set in vanity unit and wc. Radiator. Double glazed opaque window to side and rear.





Property Location

Melrose Crescent, South Orpington, Kent, BR6 9NT



Exterior

Externally there are gardens to the front and rear, the latter of which is mainly laid to lawn with a patio area.

Front Driveway: Providing off road parking for numerous cars and leading to:-

Garage: 21'11 x 11'8: With electric door. Personal door to rear garden.

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.

FOR MORE INFORMATION CONTACT US TODAY.

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