

To Let

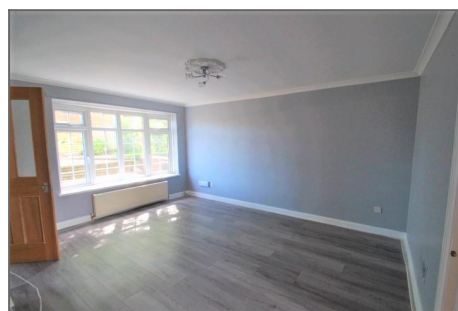
Ryarsh Crescent, Orpington BR6 9SQ



£1,300 PER MONTH

2 BEDROOM TERRACED

- ✓ TWO BEDROOM TERRACED HOUSE
- ✓ IDEAL LOCATION FOR GREAT SCHOOLS
- ✓ MODERN KITCHEN/BREAKFAST ROOM
- ✓ SOUGHT AFTER LOCATION FOR COMMUTERS
- ✓ GARAGE
- ✓ AVAILABLE NOW
- ✓ PROFESSIONAL TENANTS ONLY
- ✓ SORRY NO PETS



Description

This 2 bedroom property located in Orpington South will make someone a lovely family home. The kitchen/breakfast room is well equipped with built in appliances and a Range cooker for those who love to cook! Outside there is a small manageable garden and a park nearby. There is also a large garage to the rear of the property. This property will be let unfurnished - white goods only included.

Location

A very short drive or 18 minute walk to Orpington Station with a fast and direct 16 minute journey to London Bridge or 24 minutes into London Charing Cross. Surrounded by fantastic Primary Schools such as Warren Road Primary School, Tubbenden Primary School and Holy Innocents Catholic Primary School. Newstead Wood, Darrick Wood and St Olaves Secondary Schools are within a mile away. Orpington Hospital is a minute walk away and a 5 minute drive to Orpington High Street.

Ground Floor

Lounge - 15' 4" x 13' 5" (4.7m x 4.1m) Double glazed bay window to the front, laminate flooring, coved ceiling, large undstairs cupboard, doors leading into kitchen/breakfast room.

Kitchen/breakfast room - 16' 4" x 8' 10" (5m x 2.7m) Modern kitchen with glossy white units, butler sink, integrated fridge/freezer, dishwasher, range cooker, extractor hood, tiled flooring, radiator, French doors leading into rear garden and to outside building with plumbing for washing machine, tumble dryer, and room for chest freezer.

Front door - Double glazed front door leading into hallway with stairs directly opposite and lounge to the left.

First Floor

Bedroom 1 - 16' 4" x 10' 2" (5m x 3.1m) Double glazed bay window to the front, plenty of storage space with built in wardrobes, cupboards x 2, radiator and carpet as laid.

Bedroom 2 - 12' 5" x 10' 5" (3.8m x 3.2m) Double glazed window to the rear, built in wardrobe, radiator, carpet as laid.

Bathroom - 7' 10" x 5' 10" (2.4m x 1.79m) Fully tiled, white bathroom suite with low level wc, hand basin with storage under and curved bath with shower over.

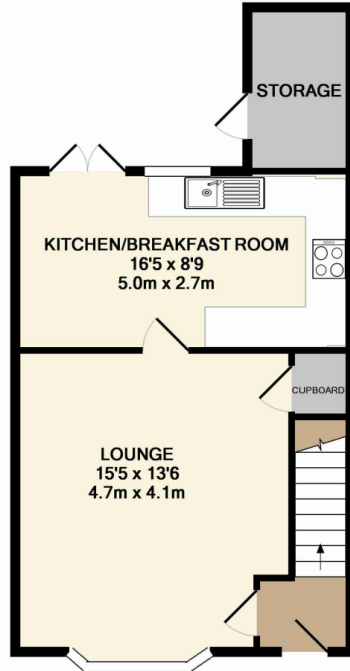
Exterior

Brick built storage room - Plumbed for washing machine and

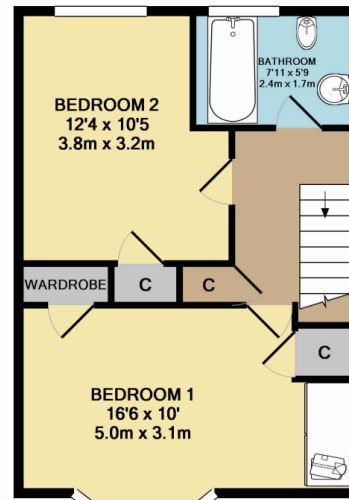


tumble dryer. (only washing machine will be provided in this storage room)

Floorplans



GROUND FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(40.0 SQ.M.)

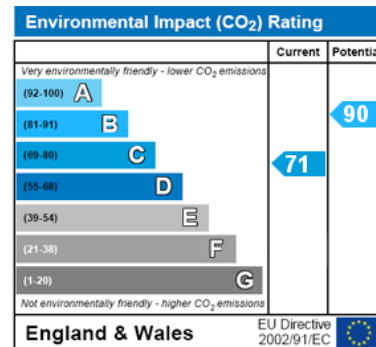
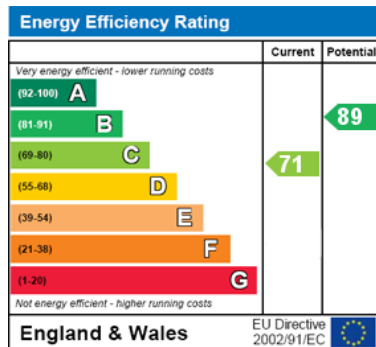


1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency and Environmental Impact



Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.