

For Sale

Barnesdale Crescent, Orpington BR5 2AU



£255,000 LEASEHOLD

2 BEDROOM MAISONETTE

- ✓ BRAND NEW 999 YEAR LEASE
- ✓ NEWLY REFURBISHED THROUGHOUT
- ✓ NEW DOUBLE GLAZING
- ✓ IDEAL FIRST TIME BUYER
- ✓ NEW KITCHEN AND BATHROOM
- ✓ OFF STREET PARKING FOR THREE CARS
- ✓ NEAREST STATION, ST MARY CRAY
- ✓ NEW CENTRAL HEATING SYSTEM



Description

Fully refurbished to a very high standard is this two bedroom ground floor maisonette. The property comprises of two good size bedrooms, brand new fitted kitchen with oven and hob, new three piece bathroom suite, good size lounge/dining room. Benefits include: new central heating system, rewired, new double glazing, new carpets, new 999 year lease, off street parking for three cars and good size private rear garden. Call Bishop Estates on 01689 873 796 to arrange a viewing.

Location

Ideally positioned for St Mary Cray Main Line Station with its fast rail links to London Victoria and London Blackfriars. Close by are the Nugent Shopping Park and Springvale Retail Parks with their huge range of stores. Orpington High Street is a busy high street with high street parking and a large range of leisure facilities, including gyms, cinema and coffee shops.

Ground Floor

ENTRANCE PORCH - Entrance door, window to side, door to hallway.

ENTRANCE HALL - Cupboard housing meters, new fitted carpet.

KITCHEN - 7' 1" x 6' 7" (2.18m x 2.02m) New White gloss fitted kitchen with wood work tops over, stainless steel sink unit with mixer tap and drainer, stainless steel oven and hob over, part tiled walls, double glazed window to rear, space for washing machine, space for fridge freezer, vinyl floor covering.

RECEPTION ROOM - 14' 0" x 12' 5" (4.28m x 3.81m) Double glazed window to front, new fitted carpet.

BEDROOM ONE - 10' 9" x 9' 6" (3.3m x 2.92m) Double glazed window to rear, radiator, new fitted carpet.

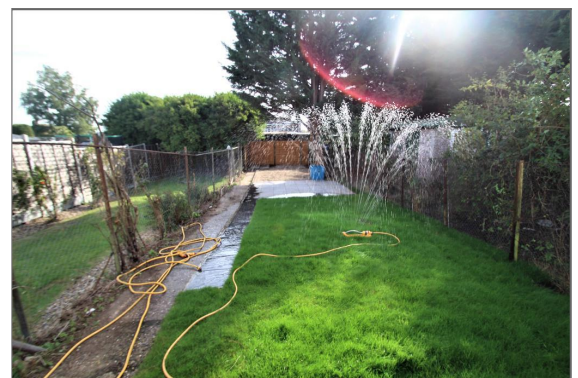
BEDROOM TWO - 10' 0" x 7' 8" (3.06m x 2.35m) Double glazed window to front, radiator, new fitted carpet.

BATHROOM - New White bathroom suite comprising of panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin inset vanity unit, vinyl floor covering, double glazed frosted window to rear.

PAVED PRIVATE DRIVEWAY - Newly laid paved driveway providing off street parking for 3 cars.

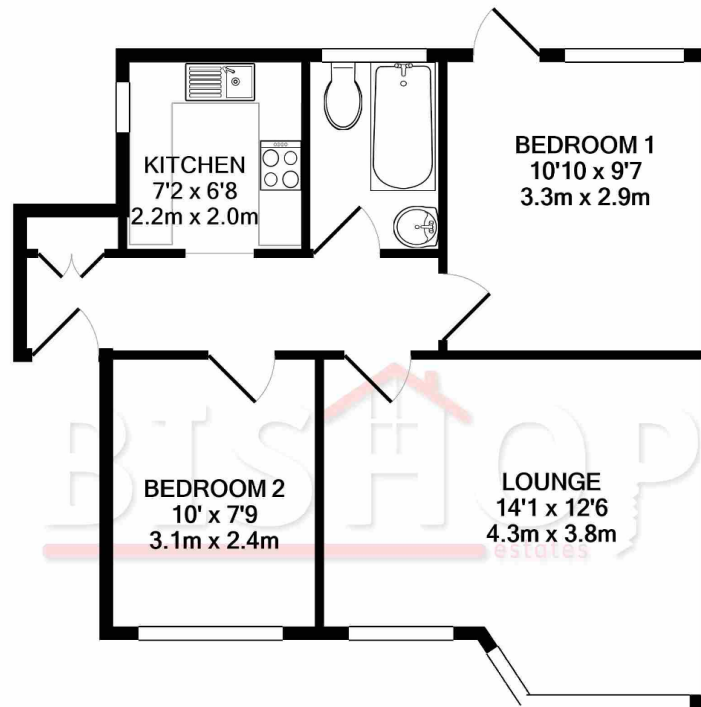
Exterior

PRIVATE REAR GARDEN - New lawn area, new patio area,



enclosed by gate and fencing.

Floorplans



TOTAL APPROX. FLOOR AREA 468 SQ.FT. (43.4 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.