

## 2 Bedroom Flat for Sale - £375,000

Marion Crescent, Orpington, Kent, BR5 2DD



### KEY FEATURES

- FINISHED TO A HIGH SPECIFICATION • SPLIT LEVEL MAISONETTE • TWO DOUBLE BEDROOMS • LUXURY FITTED KITCHEN WITH APPLIANCES • LUXURY BATHROOM SUITE TO THE FIRST FLOOR • WALKING DISTANCE OF ST MARY CRAY STATION • NEW LUXURY FLOORING THROUGHOUT • OFFERED WITH SHARE OF FREEHOLD • NO FORWARD CHAIN



## Description

Bishop Estates are pleased to offer for sale this newly refurbished split level maisonette. The property has undergone a programme of recent refurbishments and the property comprises of a hallway with spacious storage cupboard, luxury fitted kitchen to include new fitted cupboards with Granite work surfaces over, fridge/freezer, washing machine, slimline dishwasher, electric oven and gas hob. To the first floor can be found a spacious master bedroom with luxury carpet, a second bedroom, large reception room and a luxury newly fitted bathroom suite. To appreciate what this maisonette has to offer, please call Bishop Estates to arrange a viewing on 01689 873 796.

## Location

From Orpington go North along the A224 towards Sidcup. Turn left into Poverest Road and right into Marion Crescent with its array of local shops. Nugent Shopping Centre and St Mary Cray Station are also within easy walking distance. Local schools include; Poverest, Perry Hall and Leasons Primary Schools.

## Ground Floor

**ENTRANCE HALL** - Under stairs storage cupboard, laminate flooring, tall radiator. Door to :

**LUXURY FITTED KITCHEN - 11' 4" x 8' 1" (3.48m x 2.47m)**

Luxury fitted kitchen with a range of wall and base units with work tops over, deep stainless steel sink unit with shower hose tap, built in electric oven with gas hob over and extractor, slimline dishwasher, fridge freezer, washing machine, laminate flooring, spot lighting, double glazed door to rear.

## First Floor

**LANDING** - Fitted carpet, spotlighting, double glazed window to the side, access to large loft space.

**LARGE RECEPTION ROOM - 14' 9" x 12' 7" (4.5m x 3.86m)**

With bay window, luxury fitted carpet, tall radiator, ceiling pendant, spotlighting.

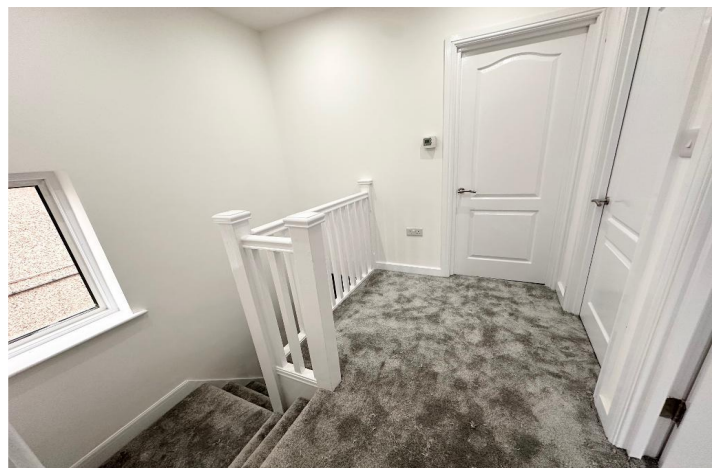
**MASTER BEDROOM - 13' 5" x 11' 10" (4.11m x 3.61m)**

Double glazed window to rear, luxury fitted carpet, ceiling pendant, spotlighting, tall radiator.

**BEDROOM TWO - 10' 4" x 10' 4" (3.18m x 3.18m)**

Double glazed bay window to front, luxury fitted carpet, ceiling pendant, spotlighting, tall radiator.

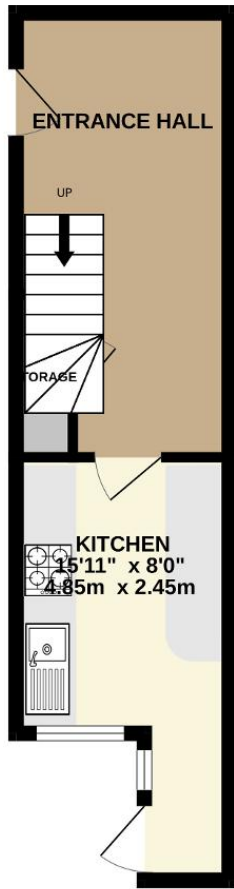
**LUXURY FITTED BATHROOM** - Luxury fitted bathroom suite to include fully tiled walls and flooring, panelled bath with mixer tap and shower attachment, pedestal wash hand



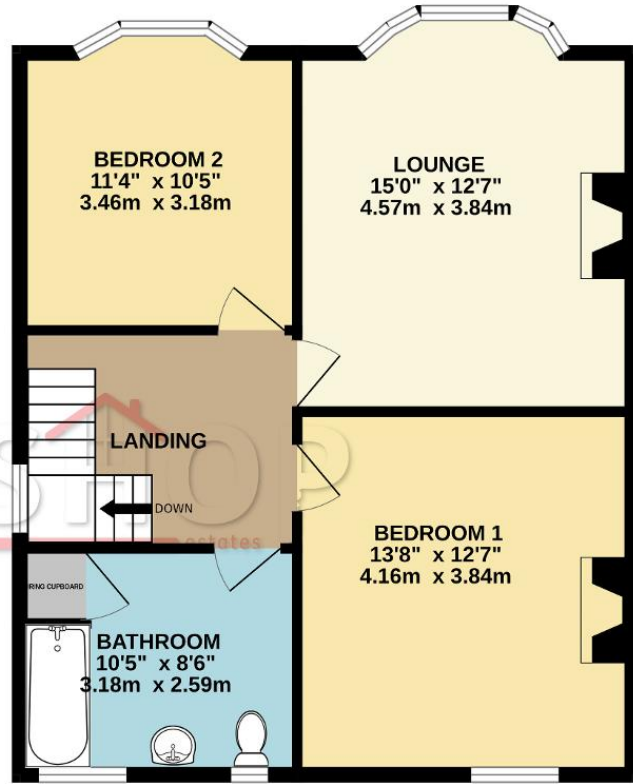
basin with mixer tap and vanity cupboard under, LED touch vanity mirror, low level wc, heated towel rail, extractor fan, panelled bath with mixer tap and shower attachment.



GROUND FLOOR  
235 sq.ft. (21.8 sq.m.) approx.



FIRST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	