

4 Bedroom Semi-Detached House for Sale - £875,000

Ridgeway Crescent, Orpington, Kent, BR6 9QW



KEY FEATURES

- EXTENDED TO AN EXCEPTIONAL SPECIFICATION
- FOUR GOOD SIZE BEDROOMS
- LUXURY FITTED KITCHEN WITH APPLIANCES
- OPEN PLAN KITCHEN/FAMILY ROOM
- UTILITY ROOM AND GROUND FLOOR CLOAKROOM
- DRESSING ROOM AND EN SUITE TO MASTER BED
- UNDER FLOOR HEATING THROUGHOUT
- DRIVEWAY FOR TWO CARS
- GREAT SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND

E

Description

An opportunity to purchase this tastefully extended semi detached house situated in a highly regarded road on the popular South side of Orpington offering generous accommodation throughout with four bedrooms and three bathrooms. To the front of the property is a newly installed resin driveway with parking for two vehicles leads to the modern entrance. The accommodation comprises to the ground floor: bay fronted reception/lounge to the front, bespoke luxury fitted kitchen with appliances leading to the family room with bifold doors to the rear, ground floor cloakroom, utility room and access to the garage. To the first floor via glass balustrading, is a master bedroom suite with dressing room and en-suite shower room, luxury family bathroom and further bedroom. To the second floor via glass balustrading can be found two further good size bedrooms and a shower room/wet room with under floor heating.

To the exterior of the property is a well maintained rear garden with outside lighting, two patio areas and a large outdoor living/entertainment space and bonus further office area/gym.

To fully appreciate what this beautiful home has to offer please call Bishop Estates to arrange a viewing on 01689 873796.

Location

Situated in a popular residential area within a short walk of Orpington mainline station, local shops, bus routes and also close to Tubbenden Primary School, Darrick Wood Schools and Newstead Wood Grammar School. Local shops can be found at Tile Farm Road and Orpington High Street is near by.

Orpington Station 0.5 miles
Chelsfield Station 1.1 miles
Petts Wood Station 1.6 miles

Ground Floor

ENTRANCE PORCH - Via panelled door, small windows either side, tiled floor.

ENTRANCE HALL - Understairs storage, tiled flooring, spot lighting.

LOUNGE - 13' 1" x 13' 1" (4.01m x 4.01m) Double glazed bay window to front with shutters, Wood floor covering, tall radiator, two wall lights, spotlights.

LUXURY FITTED KITCHEN/FAMILY ROOM - 22' 8" x 19' 0" (6.93m x 5.8m) Luxury fitted kitchen comprising of a matching range of wall and base units with Quartz work



tops over, integrated fridge/freezer, tiled flooring, under floor heating, two built in ovens, built in microwave, built in coffee maker, central island with integrated hob and extractor over, integrated dishwasher, spotlighting, under unit lighting, sink unit with drainer, mixer tap with shower head, two skylights, bifold doors with electric blinds.

GROUND FLOOR CLOAKROOM - 6' 3" x 4' 2" (1.91m x 1.29m) Comprising of a concealed wc, wash hand basin with drawer unit under, tiled floor, part tiled walls, inset mirror, spotlighting.

UTILITY ROOM - 11' 4" x 5' 1" (3.47m x 1.56m) With a range of wall and base units, space and plumbing for washing machine, space for tumble dryer, sink unit with mixer tap, double glazed door to garden, tiled flooring. Door to garage.

First Floor

FIRST FLOOR LANDING - Fitted carpet, double glazed window to front with shutters, spotlighting.

MASTER BEDROOM - 13' 5" x 13' 4" (4.1m x 4.08m) Double glazed bay window to front with shutters and storage/seating under bay, fitted carpet, spotlighting, side lighting.

Dressing room area: Fitted carpet, range of shelving and hanging, vanity area with mirror and lighting, frosted sliding door to En-suite.

EN SUITE SHOWER ROOM - 10' 0" x 7' 0" (3.07m x 2.14m) Fully tiled, large shower cubicle with large overhead ceiling shower head, additional hand held shower, low level wc, oval bowl sink unit with mixer tap, mirror with lighting over, drawer unit under, double glazed frosted window to rear.

BEDROOM TWO - 12' 8" x 9' 1" (3.88m x 2.77m) Fitted carpet, double glazed window to rear with radiator under, fitted wardrobe cupboards, spotlighting.

MASTER BATHROOM - 7' 9" x 6' 4" (2.39m x 1.96m) Luxury fitted master bathroom comprising of Stone bath with central mixer tap, recessed area with lighting, fully tiled walls, tiled floor, enclosed shower cubicle with large overhead ceiling shower, low level wc, sink unit with mixer tap, wall mounted vanity mirror, double glazed frosted window to front.

Second Floor

BEDROOM THREE - 12' 0" x 9' 2" (3.68m x 2.81m) Fitted wardrobe cupboards, fitted carpet, double glazed window to rear, spotlighting.

BEDROOM FOUR - 11' 3" x 6' 6" (3.45m x 2m) Fitted carpet, two double glazed skylights, eaves storage cupboards,



further cupboards, spotlighting.

WET ROOM - 7' 0" x 5' 6" (2.14m x 1.7m) Fully tiled wet room comprising of large overhead ceiling shower, low level wc, sink unit with mixer tap and drawer unit under, spot lighting, vanity cupboard with mirror, under floor heating, corner wash hand basin.

Exterior

REAR GARDEN - Large rear garden with Synthetic grass area, spotlighting, patio area and further rear patio area, outside power sockets, hot and cold tap, outside cameras, garden shed to rear.

OUTDOOR LIVING AREA/ENTERTAINMENT SUITE - 26' 4" x 18' 4" (8.06m x 5.6m) Maximum measurements. Ideal for entertaining/home office. Large solid wood bar area with seating area, built in fridges, sink unit with shower tap, part panelled walls, lino floor covering, double glazed window to side, bifold double glazed doors to side leading to patio area.

SHOWER ROOM - 7' 0" x 5' 6" (2.14m x 1.7m) Forming part of the outdoor living area. Shower cubicle, low level wc, sink unit with mixer tap and drawer under, double glazed window to side, heated towel rail, extractor.

OUTBUILDING - 9' 7" x 8' 11" (2.93m x 2.72m) Currently used as a gym area. Power and lighting.

FRONT GARDEN - With outside lighting, exterior cameras for security.

OFF STREET PARKING - Driveway providing off street parking for 2/3 cars, covered bin store area.

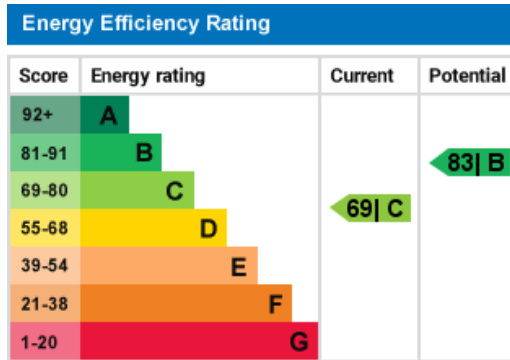
GARAGE - 11' 3" x 6' 3" (3.44m x 1.93m) With roller door to front, power and light, door to utility room, wall mounted boiler, fuse board, gas and electric meters.





TOTAL FLOOR AREA: 1475sq.ft. (137.0 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.
Made with Metroplex ©2024.



Additional Information

AML Disclaimer for Purchasers

- MONEY LAUNDERING REGULATIONS:** It is a legal requirement that we require verified ID from purchasers before instructing and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.
- While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions

carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE PURCHASERS. NEITHER BISHOP ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Bishop Estate Agents Limited.