



OFFERS IN EXCESS OF

£575,000

Englefield Crescent

Orpington, BR5 2HY

PROPERTY SUMMARY

Offered to the market CHAIN FREE is a stunning, recently renovated three DOUBLE bedroom semi detached house on Englefield Crescent. Englefield Crescent is the perfect opportunity for a young family to move into a turn key property within walking distance to a number of local schools, or even a commuter looking to buy a stunningly presented property close to a mainline station. As you enter the property, you are greeted with a large open plan kitchen/dining/living room with downstairs WC, leading to the spacious yet cosy living room, ideal for movie nights. The first floor of the property boasts THREE DOUBLE bedrooms, the largest offering its own ensuite shower room. The property truly has been renovated to the highest standard, with a kitchen filled with all new fitted appliances. Externally, the property offers off street parking for multiple vehicles, a laid to lawn front garden and a 81 ft. two tiered laid to lawn garden benefitting from a newly laid patio area, perfect for al-fresco dining.

The location of the property could not be more ideal, having a parade of local shops on your doorstep aswell as being just a 0.1 mile walk away from Poverest Primary School and 0.6 miles from Perry Hall Primary School. Local stations such as St Mary Cray (0.3 miles away) and Petts Wood Station (1.1 miles away) offer fantastic transport links into The City.

EPC: C

3



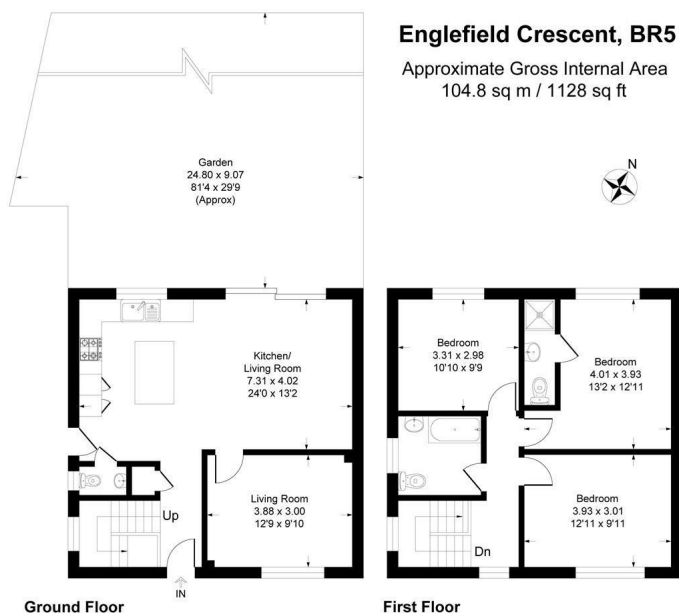
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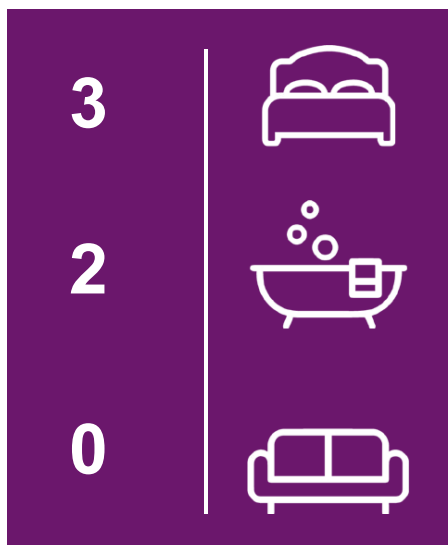
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	85
England & Wales		
	EU Directive 2002/91/EC	

EPC RATING: C COUNCIL TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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