



ASKING PRICE

£700,000

Melrose Crescent

Orpington, BR6 9NT

PROPERTY SUMMARY

Located on one of Orpingtons most sought after residential roads, is this stunningly, newly renovated three bedroom semi detached house.

Melrose Crescent has been thoughtfully renovated by its current owners, with every details meticulously thought about.

As you enter the property, you are greeted with the spacious entrance hall, this leads you to the large yet cosy front reception room ideal for a movie night. Also downstairs is the open plan kitchen diner, equipped with top of the range integrated appliances.

The first floor boasts two double bedrooms, a third single bedroom ideal for a home office and the family bathroom offering both bath and shower.

Externally, the property benefits from a large driveway large enough for multiple cars, a laid to lawn front garden and to the rear, a wrap around garden. The garden is mostly laid to lawn, but also has a lovely raised patio area, perfect for al-fresco dining on those warm summers evenings.

Locationwise, the property is perfectly located on a tree lined residential road. Orpington Station is just 0.9 miles away offering excellent transport links into The City. There are also a number of well regarded local schools nearby, such as Tubbenden Primary School (0.9 miles), Newstead Wood School (0.4 miles) and Darrick Wood School (0.7 miles).

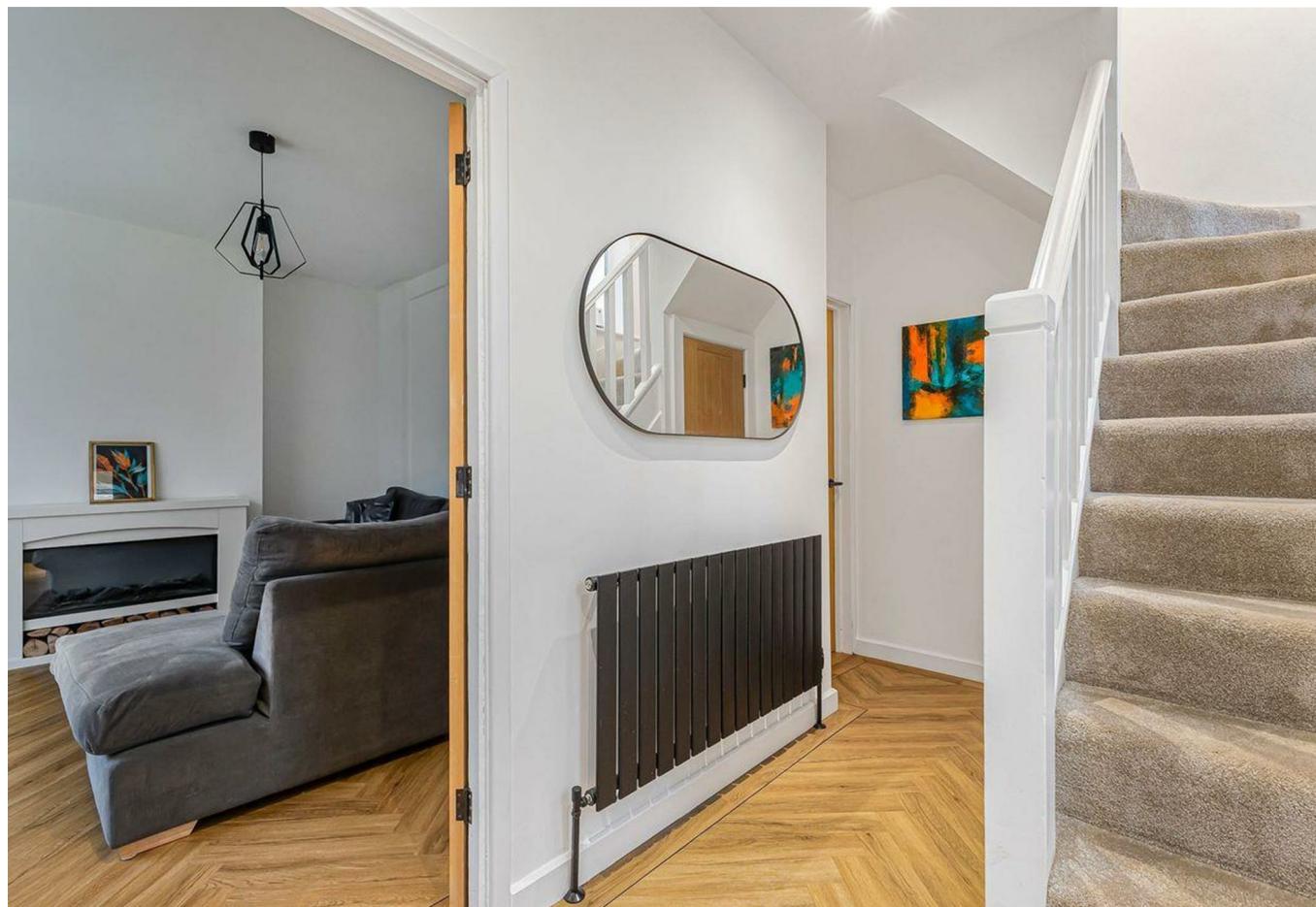
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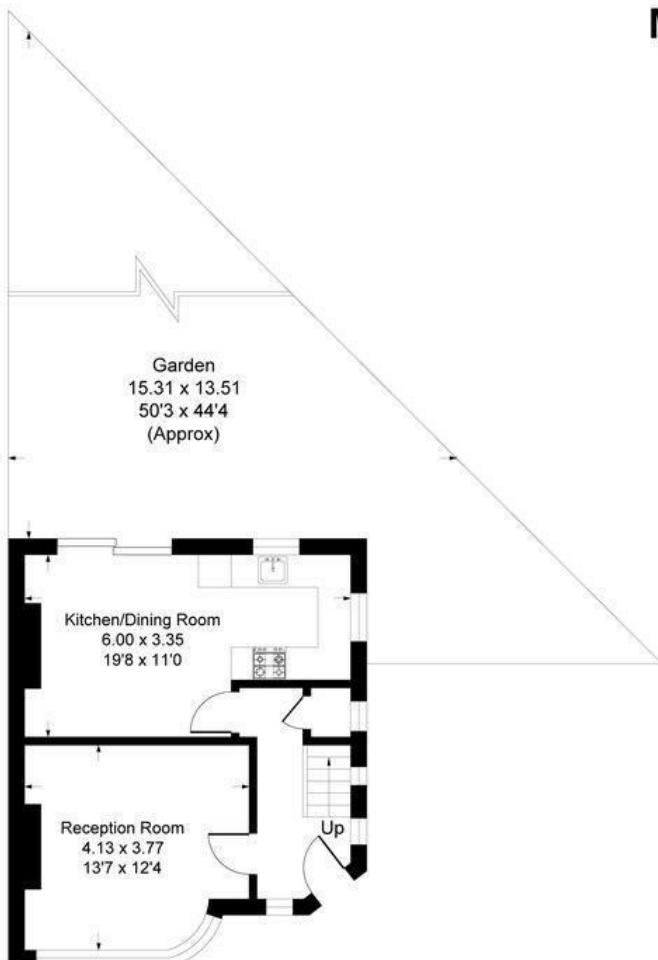








Melrose Crescent, BR6



Ground Floor

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

First Floor

Approximate Gross Internal Area
81.5 sq m / 878 sq ft

LOCAL AUTHORITY

TENURE
Freehold

EPC RATING:

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

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		
England & Wales	EU Directive 2002/91/EC	

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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