



Total area: approx. 47.5 sq. metres (511.7 sq. feet)
This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

79 Barnesdale Crescent, Orpington, Kent, BR5 2AU
Guide Price £285,000 Freehold

- First Floor Level
- Two Double Bedrooms
- Private Rear Garden
- Close to Amenities
- Maisonette
- Lounge/Diner
- 125 Year Lease
- Chain Free Property

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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79 Barnesdale Crescent, Orpington, Kent, BR5 2AU

A purpose built first floor maisonette situated in a quiet residential area of Orpington, within walking distance of St Mary Cray mainline station, transport links in Poverest Road serving Petts Wood and Orpington amenities. The property offers two double bedrooms, a spacious lounge/diner to front aspect, kitchen and bathroom. There is a private rear garden which offers potential off-road parking (subject to planning permission of a drop kerb). Benefits include double glazing, gas central heating, combination boiler and CHAIN-FREE possession. The current owner who is the freeholder, will offer a lease extension to 125 years at the point of purchase. EXCLUSIVE TO PROCTORS.

Location

From Petts Wood Station Square bear right into Petts Wood Road, continue into Poverest Road, right into Forest Way, left into Friar Road and Barnesdale Road is on the right.



Entrance Hall

Double glazed entrance door via exterior staircase, access to loft via ladder, room thermostat, circuit breaker.

Lounge/Diner

Double glazed bay window and double glazed window to front, radiator, fireplace surround.

Kitchen

Double glazed window to rear, fitted wall and base cabinets, plumbed for washing machine, single sink unit, gas point for cooker, wall mounted combination boiler.

Bedroom One

Double glazed window to rear, alcove wardrobes, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, white suite comprising bath, W.C., hand wash basin, radiator.

Outside

Garden

Private rear garden, potential parking area via Oakdene Road, subject to local planning permission.

Additional Information

Tenure

Leasehold
Term : Lease to be extended to 125 years at point of purchase
Ground Rent : £100.00 p.a., increasing by £100.00 every 25 years.
Service Charge : No service charge.

Council Tax

Local Authority : Bromley
Council Tax Band : C