



## **Ruskin Drive**

Orpington BR6 9RR

*A newly refurbished 3 bedroom, 2 bathroom semi-detached chalet bungalow*



## Ruskin Drive

Guide Price £650,000 - £699,000

SAVE APPROXIMATELY £2,500 STAMP DUTY BEFORE 1/4/2025

A newly refurbished 3 bedroom, 2 bathroom semi-detached chalet bungalow offering extremely versatile and interesting split-level accommodation.

To the front there is an impressive 24'8 x 20'4 kitchen/family room with central island and wood finish flooring, down lighters, and access to a downstairs w.c.

On the lower floor there is a 24'7 x 18'10 further living room (that could easily be divided to accommodate an office area) with bi-fold doors leading to the rear garden.

Upstairs there are 3 bedrooms; family bathroom and an en-suite shower room to the master bedroom.

Further benefits include new carpets, new water tank for hot water, many down lighters, air conditioning/heat for house, wood finish flooring and a large garden to the rear.

There is parking to the front for 2-3 cars. Chain Free. There is also gas to the property if so required.

N.B. The Council Tax Rating is being updated

- Semi-detached chalet
- 3 bedrooms
- 24'8 Kitchen/family room
- 24'7 Second living room/office
- Downstairs w.c.

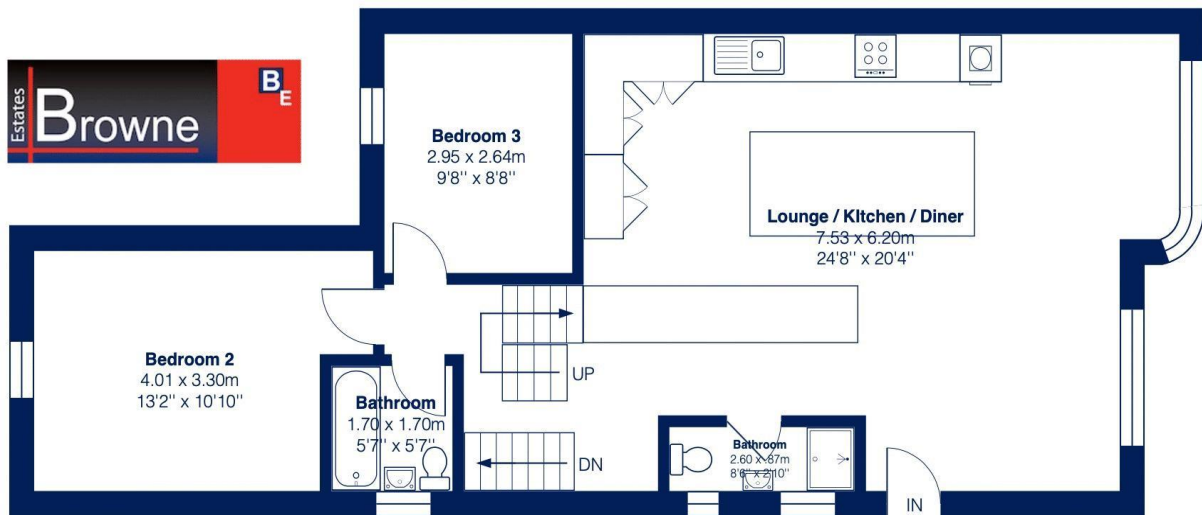
- Master en-suite
- Family bathroom
- Double glazed
- Parking for 3
- Chain Free





# Ruskin Drive BR6

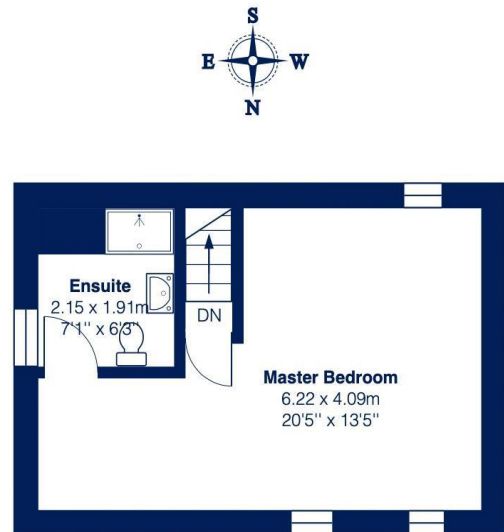
Total Area: 137.9 m<sup>2</sup>... 1484 ft<sup>2</sup> Garden: 20.50 m X 8.90 m



Ground Floor



Lower Ground Floor



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

## Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.

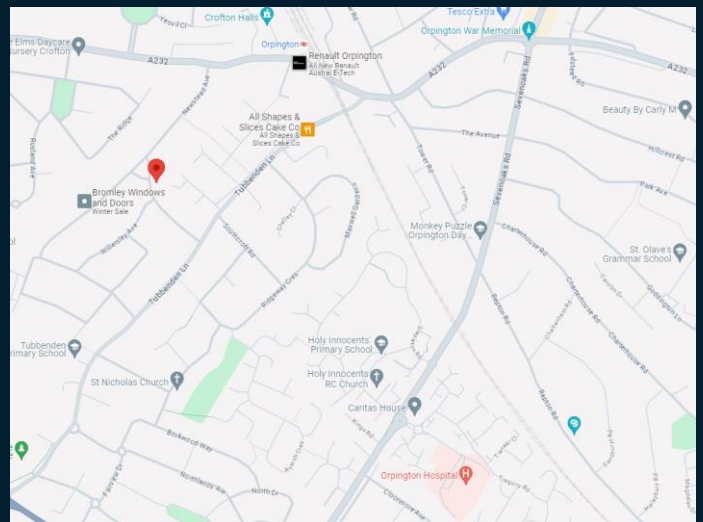
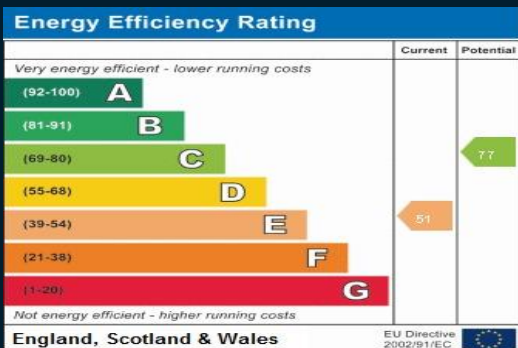


Additional Information:

Council Tax Band: D

Location: ORPINGTON

Viewing: via Browne Estates



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