



6 Ramuswood Avenue

Farnborough, Orpington, BR6 7HF

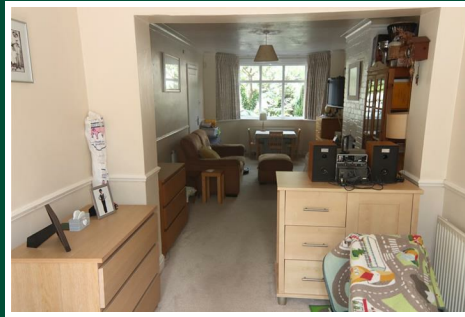
£585,000



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Description

On the edge of open countryside and yet close to shops and schools in Green St Green and Farnborough Village is this extended 3 bedroom semi detached house, Comprising a large through lounge and kitchen/breakfast room ,along with a cloakroom on the ground floor, there are three good sized bedrooms and a family bathroom on the first floor. Benefits include gas central heating and double glazing. Outside there is a private rear garden and off street parking to front.

Hallway

Entrance door to front. Double glazed frosted window to side. Staircase leading to the first floor landing, and with cupboard under.

Cloakroom

Fitted with a white suite comprising:- low level WC and wash hand basin with tiled splashback. Ceramic tiled flooring. Double glazed frosted window to front.

Living Room

17'7" into bay x 10'2" max (5.36m into bay x 3.10m max)

Double glazed bay window to front with panel radiator beneath. Coving to ceiling. Dado rail. Attractive brick built fireplace.

Dining Room

11'2" x 8'5" (3.40m x 2.57m)

Double glazed French doors, with full height sidelights, leading to the rear garden.. Panel radiator. Coving to ceiling. Dado rail.

Kitchen / Breakfast Room

18'6" into bay x 9'0" max (5.64m into bay x 2.74m max)

Fitted with a range of wall, base and drawer units, together with colour coordinated worktops and inset stainless steel sink and drainer unit with mixer tap over. Panel radiator. Partly tiled walls. Space and plumbing for washing machine, and space for upright fridge freezer. Integrated oven and hob, with extractor hood over. Double glazed French doors with full height sidelights within bay, leading to the rear garden. Double glazed window to side.

First Floor Landing

Cupboard housing wall mounted gas fired central heating boiler. Double glazed windows to side, and to front. Access to loft area via hatch.

Bedroom 1

12'6" into bay x 10'3" max (3.81m into bay x 3.12m max)

Double glazed bay window to front. Panel radiator. Fitted with a range of bedroom furniture.

Bedroom 2

9'7" max x 9'1" (2.92m max x 2.77m)

Double glazed window overlooking the rear garden. Panel radiator. Fitted wardrobe, and fitted drawer units.

Bedroom 3

10'1" x 7'2" (3.07m x 2.18m)

Double glazed window overlooking the rear garden. Panel radiator.

Bathroom

Fitted with a white suite comprising:- panel bath;

pedestal wash hand basin; and low level WC. Heated towel rail. Double glazed frosted window to side. Partly tiled walls.

Front Garden

Laid to crazy paving with parking for two cars. Outside lighting. gated pedestrian side access leading to:-

Rear Garden

approaching 40'0" (approaching 12.19m)
Tiered crazy paved patio area immediately behind the house, then with a step up, and being laid mainly to lawn with raised border. 2 garden storage sheds. Outside lighting. outside water tap. Conifer trees.

Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "D"

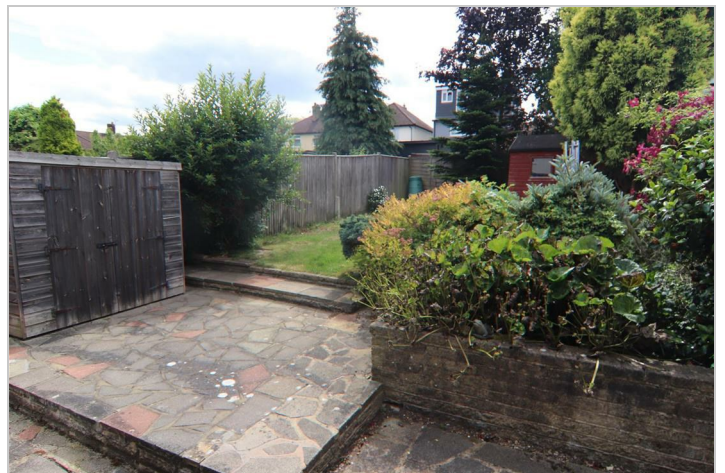
EPC Rating: "D"

Total Square Meters: Approx. 90

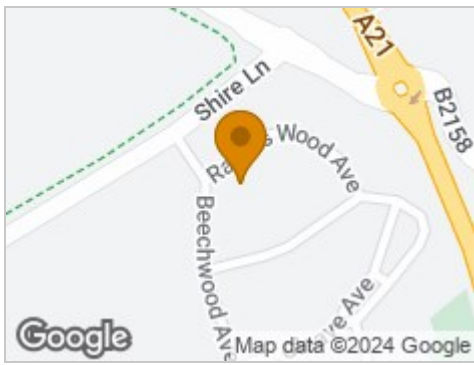
Total Square Feet: Approx. 968

This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk



Road Map



Hybrid Map



Terrain Map



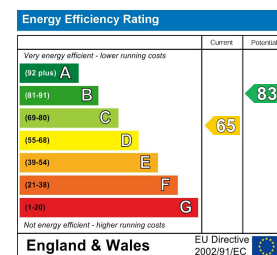
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.