

THOMAS BROWN

ESTATES



26 Rookesley Road, Orpington, BR5 4HJ

Asking Price: £420,000

- 2 Bedroom, 2 Reception Room Semi-Detached Bungalow
- Side & Rear Extended
- Fantastic Potential to Extend Further (STPP)
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this very well presented, side and rear extended two bedroom two reception room semi-detached bungalow boasting fantastic potential to extend further across the rear and/or into the loft space (STPP) as many have done in the local area. The accommodation is being offered to the market with no forward chain and comprises: entrance hall, lounge, dining room with direct access to the rear garden, modern fitted kitchen, extended shower room and two bedrooms. Externally there is a well kept rear garden perfect for entertaining and alfresco dining and a driveway to the front for two vehicles. Rookesley Road is well located for local schools, St. Mary Cray Station and local bus routes. Viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and specification on offer.



ENTRANCE HALL

Composite door to front, double glazed sliding door to rear, vinyl flooring, radiator.

LOUNGE

14' 07" x 11' 0" (4.44m x 3.35m) (open plan to dining room) Carpet, radiator.

DINING ROOM

12' 06" x 9' 0" (3.81m x 2.74m) Double glazed window to side, double glazed French doors to rear, carpet, radiator.

KITCHEN

8' 03" x 7' 06" (2.51m x 2.29m) Range of matching wall and base units with worktops over, one and a half bowl ceramic sink and drainer, integrated oven, integrated induction hob with extractor over, space for washing machine, space for undercounter fridge, double glazed window to rear, vinyl flooring.

INNER HALL

Carpet.

BEDROOM 1

13' 06" x 11' 0" (4.11m x 3.35m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.



BEDROOM 2

8' 01" x 8' 01" (2.46m x 2.46m) Double glazed window to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, double walk-in shower, two double glazed opaque windows to side, part tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

45' 0" (13.72m) Patio area with rest laid to lawn, mature flowerbeds, pond, shed.

OFF STREET PARKING

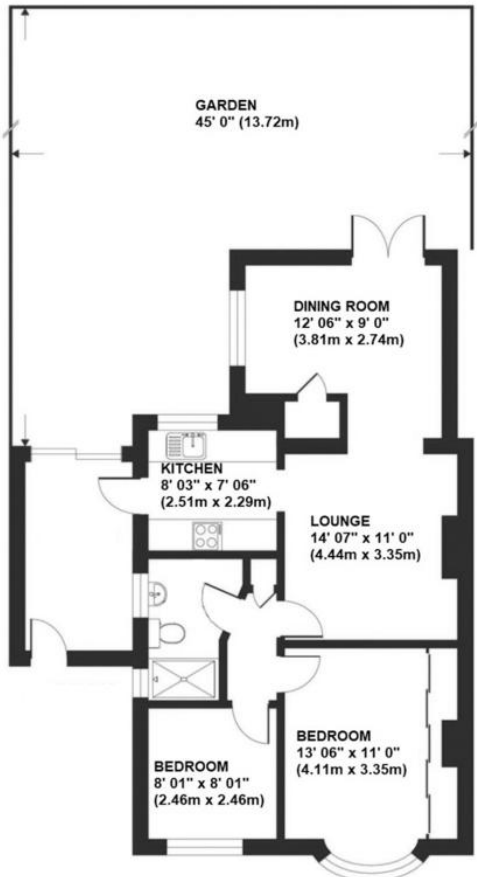
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



Approximate Area = 743 sq ft / 69 sq m
For identification only - Not to scale



This plan is for illustration purpose only - not to scale



Address: 26 Rookesley Road, ORPINGTON, BR5 4HJ
RRN: 6134-0928-4400-0274-0292

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			88
(81 - 91) B			
(69 - 80) C			
(55 - 68) D			
(39 - 54) E			
(21 - 38) F		69	
(1 - 20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Construction: Standard

Council Tax Band: D

Tenure: Freehold

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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