



12 Ramuswood Avenue, Orpington, BR6 7HF **Asking Price: £460,000**

- 3 Bedroom Extended Semi Detached House
- 2 Reception Rooms
- Large Kitchen/Diner
- Off Street Parking





Property Description

A fantastic opportunity to acquire this extended, three bedroom semi detached property set within a highly sought after residential road in Orpington, within minutes of local woodlands. Accommodation on offer comprises; entrance hall, extended living/dining room with views over the rear garden, spacious kitchen/diner and WC to the ground floor. To the first floor are three bedrooms and a modern family bathroom. Externally, there is an attractive garden to the rear aspect of the property and off street parking to the front. Other benefits include double glazed windows, gas central heating and the property has been rewired in the last five years. Ramuswood Avenue is well located for local schools, shops, bus routes and Orpington/Chelsfield mainline station. Internal viewing is highly recommended.



ENTRANCE HALL

Composite door to front, wooden door to hallway, understairs storage, space for tumble dryer, wooden flooring, covered radiator.

LOUNGE

19' 0" x 10' 0" (5.79m x 3.05m) Fireplace, double glazed bay window to front, carpet, radiator.

DINING ROOM

12' 4" x 8' 11" (3.76m x 2.72m) Open plan to lounge, Double glazed windows to rear, double glazed French doors to side, skylight, carpet, radiator.

KITCHEN/DINER

17' 11" x 9' 0" (5.46m x 2.74m) (measured into bay) Range of matching wall and base units with worktops over, sink and drainer, range style cooker and 5 ring gas hob with extractor over, space for washing machine, space for fridge/freezer, space for dishwasher, space for table and chairs, double glazed bay window to rear, double glazed opaque window and door to side, tiled splash backs, wood flooring, covered radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to front, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Double glazed windows to front and side, storage cupboard, loft hatch, carpet, radiator.



BEDROOM 1

12' 3" x 7' 11" (3.73m x 2.41m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

10' 1" x 7' 0" (3.07m x 2.13m) Double glazed window to rear, carpet, radiator.



BEDROOM 3

9' 1" x 7' 10" (2.77m x 2.39m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment and shower over, double glazed opaque window to side, tiled flooring, tiled walls, heated towel rail.



OTHER BENEFITS INCLUDE

GARDEN

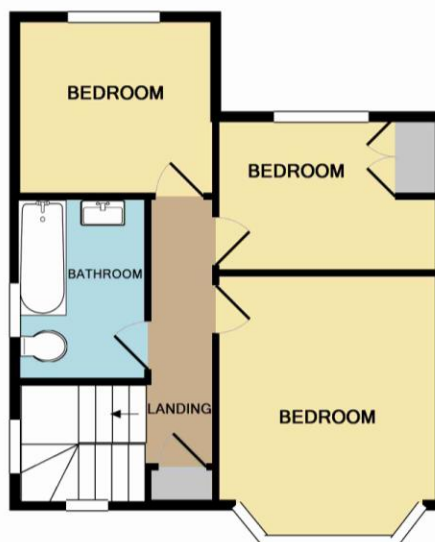
45' 0" x 26' 0" (13.72m x 7.92m) Patio area with rest laid to lawn, shed, side access.

OFF STREET PARKING

Block paved drive with space for multiple vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



TOTAL APPROX. FLOOR AREA 947 SQ.FT. (88.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Equipment: Thomas Brown Estates trading as Bairstow Eves has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

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