

# THOMAS BROWN

ESTATES



**66 Rookesley Road, Orpington, BR5 4HJ**

**Asking Price: £470,000**

- 3 Bedroom Semi-Detached House
- Boasting a Large Garden Cabin
- Great Potential to Extend (STPP)
- Quiet Sought After Road





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property located in a quiet and sought after road in Orpington, boasting a large cabin and great potential to extend (STPP). The accommodation on offer comprises: entrance hall, lounge, kitchen/breakfast room and utility/dining room with a WC (was the garage) to the ground floor. To the first floor are three bedrooms and a shower room. Externally there is a 60ft+ rear garden mainly laid to lawn with a patio area perfect for alfresco dining and entertaining, and a cabin ideal for a home office or gym. To the front is a driveway for three vehicles. STPP the property could be extended across the rear and/or into the loft space as many have done in the local area. Rookesley Road is well located for local schools, St. Mary Cray Station and local bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location on offer.



#### ENTRANCE HALL

Double glazed opaque door to front, double glazed window to side, laminate flooring.

#### LOUNGE

13' 09" x 11' 10" (4.19m x 3.61m) Double glazed bay window to front, laminate, radiator.

#### KITCHEN/BREAKFAST ROOM

18' 02" x 9' 07" (5.54m x 2.92m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for dishwasher, breakfast bar, two double glazed windows to rear, part laminate and part tiled flooring, radiator.

#### UTILITY/DINING ROOM

17' 06" x 9' 07" (5.33m x 2.92m) Range of matching wall and base units with worktops over, space for American fridge/freezer, space for washing machine, space for tumble dryer, double glazed French doors to rear, tiled flooring.

#### CLOAKROOM

Low level WC, wash hand basin, double glazed window to rear, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

#### BEDROOM 1

11' 10" x 11' 09" (3.61m x 3.58m) Fitted wardrobes, double glazed window to front, exposed floorboards, radiator.

#### BEDROOM 2

11' 10" x 8' 01" (3.61m x 2.46m) (measured at maximum) Built in wardrobe, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 08" x 7' 01" (2.64m x 2.16m) Double glazed window to front, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, double shower with shower attachment, double glazed opaque window to side and rear, tiled walls, tiled flooring.

#### OTHER BENEFITS I INCLUDE:

#### GARDEN

62' 0" (18.9m) Patio area with rest laid to lawn, mature flowerbeds.

#### CABIN

16' 0" x 15' 09" (4.88m x 4.8m) French doors, power and light.

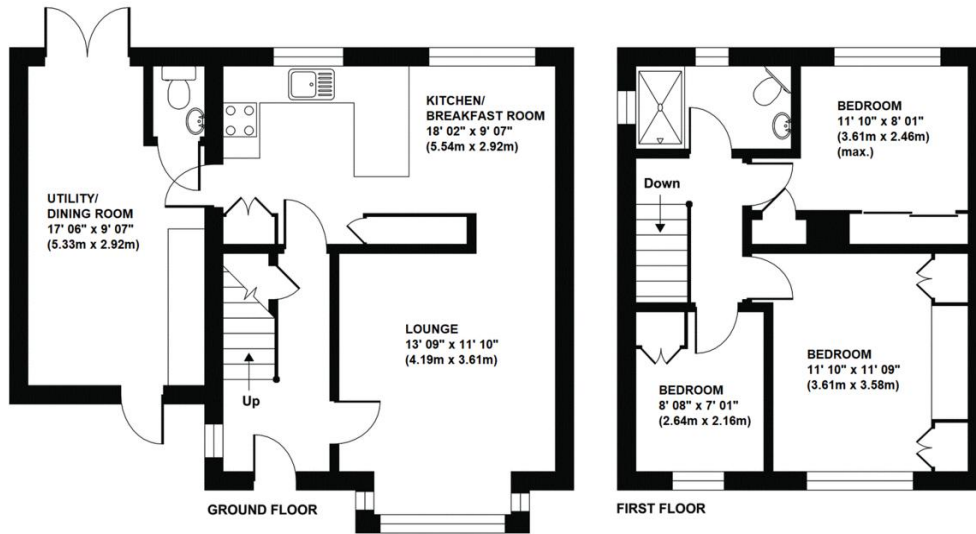
#### OFF STREET PARKING

Block paved drive for multiple vehicles.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





This plan is for illustration purpose only - not to scale



**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Thomas Brown Estates have 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.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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