

THOMAS BROWN

ESTATES

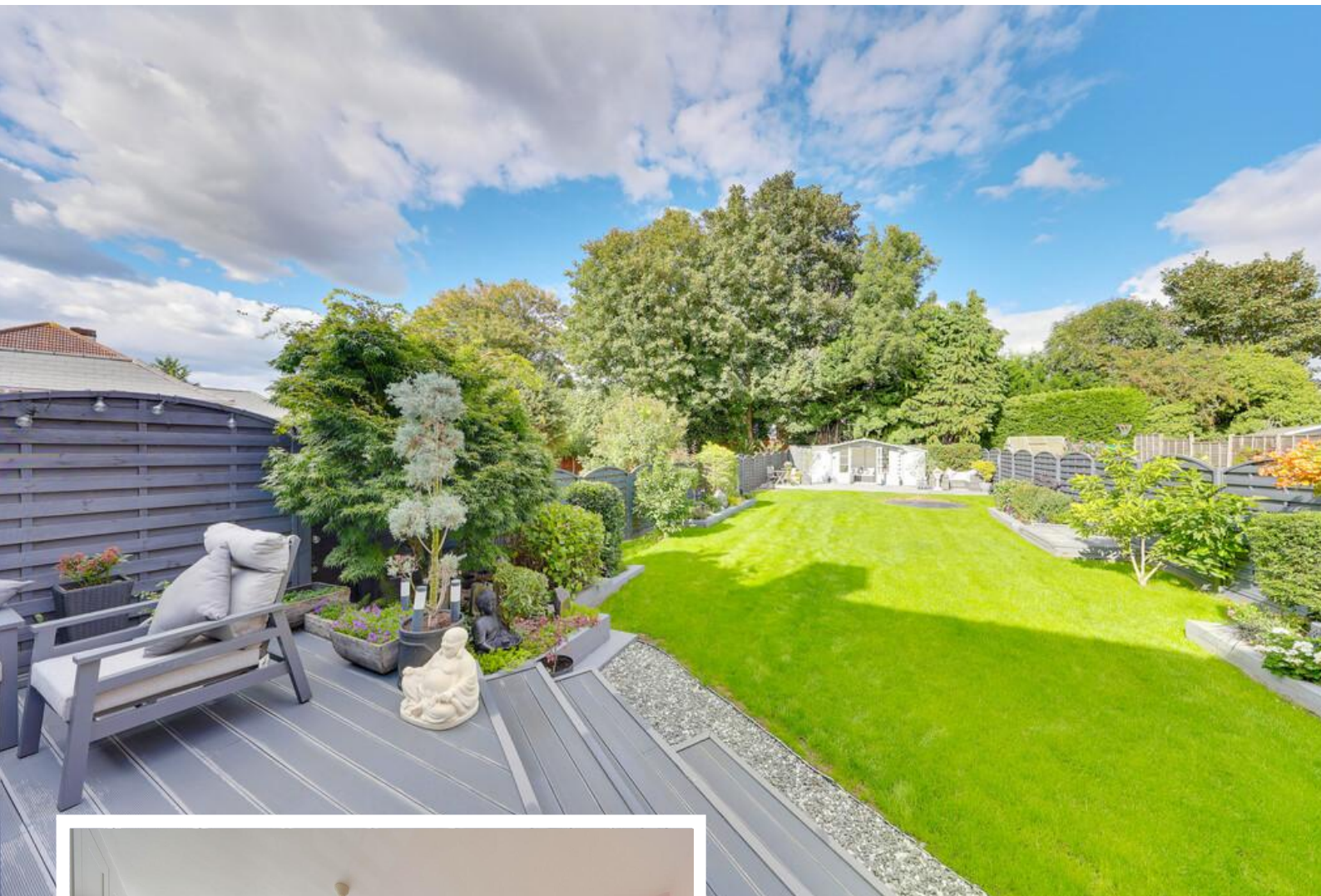


26 Rosecroft Close, Orpington, BR5 4DX

Offers IEO: £550,000

- 3 Bedroom Semi-Detached House
- 105' Landscaped Garden Backing onto Playing Fields
- Impressive 25'05 Kitchen/Diner
- Situated on a Quiet No Through Road





Property Description

Thomas Brown Estates are delighted to offer this must view, modernised and immaculately presented three bedroom semi-detached family home, situated on a quiet no through road and boasting an impressive 105' landscaped rear garden backing onto local playing fields.

Finished to a high specification rarely seen in the local housing market, the accommodation comprises an entrance hall, living room with feature fireplace and bay window with fitted shutters, and an impressive 25'5" kitchen/dining room spanning the rear of the property, with direct access to the garden.

To the first floor are three well-proportioned bedrooms, all benefiting from fitted wardrobes and shutters, together with a modern family bathroom.

Externally the property truly excels, with a stunning 105' landscaped rear garden featuring a spacious composite decking area, mature flower beds, a summer house, storage sheds and a sunken trampoline. The garden enjoys a particularly desirable outlook, backing directly onto local playing fields.

Further benefits include K-Rend to the external walls, a mesh network throughout the house, Bluetooth ceiling speakers to the kitchen and bathroom. The combi boiler is approximately three years old, with new radiators fitted throughout.

Properties of this calibre and specification are rarely available locally, and an internal viewing is highly recommended to fully appreciate the exceptional accommodation, garden, and location on offer.

Please call Thomas Brown Estates to arrange your appointment to view.





Entrance Hall:

Composite opaque door to front, wood effect flooring, radiator.

Lounge:

16' 05" x 12' 11" (5m x 3.94m). Feature fireplace, double glazed bay window with shutters to front, carpet, radiator.

Kitchen/Diner:

25' 05" x 9' 08" (7.75m x 2.95m). Range of matching wall and base units with worktops over, sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, integrated dishwasher, space for American fridge/freezer, space for washing machine, two double glazed windows and double glazed French doors to rear, ceiling speaker, LVT flooring, radiator.

Stairs To First Floor Landing:

Airing cupboard, double glazed opaque panel to front, carpet, radiator.

Bedroom 1:

14' 05" x 12' 11" (4.39m x 3.94m). (Measured to back of wardrobes). Fitted wardrobes, double glazed bay window with shutters to front, carpet, radiator.

Bedroom 2:

11' 09" x 9' 11" (3.58m x 3.02m). Fitted wardrobes and desk, double glazed window with shutters to rear, carpet, radiator.

Bedroom 3:

9' 09" x 8' 0" (2.97m x 2.44m). (Measured at maximum). Feature fireplace, fitted wardrobes, double glazed window with shutters to rear, carpet, radiator.

Bathroom:

WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to rear, ceiling speaker, tiled walls, tile effect flooring, heated towel rail.

Other Benefits Include:

Garden:

105' 0" (32m). Composite decked area with rest laid to lawn, summerhouse, mature flowerbeds, side access.

Front:

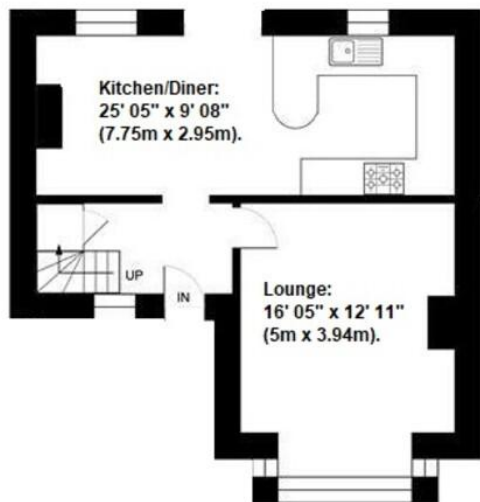
Ability to create a drive (STPP).

On Road Parking

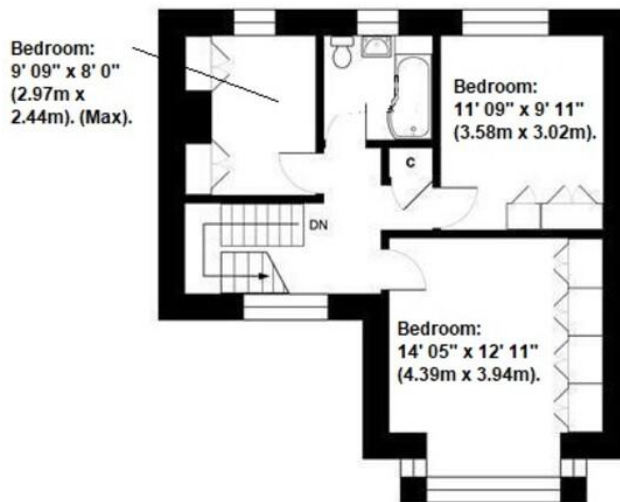
Double Glazing

Central Heating System





GROUND FLOOR



1ST FLOOR

Approximate Gross Internal Area: 1069 sq ft / 99.3 sq m
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		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	80	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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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