THOMAS BROWN
ESTATES



Rushmore Hill, Orpington, BR6 7LZ

Asking Price: £450,000

- 2 Double Bedroom Victorian Semi-Detached House
- No Forward Chain, Modern Decor
- Potential to Extend (STPP)
- 2 Reception Rooms, 90’ Garden











Property Description

Thomas Brown Estates are delighted to offer to the market this rarely available, modernised and well-presented two double bedroom Victorian semi-detached property, boasting an impressive 90' rear garden and is being offered with no forward chain.

The accommodation comprises an attractive lounge featuring a bay window, multi-fuel burner and bespoke fitted storage, a separate dining room also benefiting from bespoke storage, and a fitted kitchen. To the first floor, the landing provides access to two well-proportioned double bedrooms and a modern family bathroom, complete with both a separate bath and shower (accessed via one of the bedrooms).

Externally, the property enjoys a mature 90' rear garden, while on road parking is available to the front.

There is also excellent potential to further enhance the property, with scope to extend to the rear and/or convert the loft space, subject to the necessary planning permissions, as other neighbouring properties have done.

Ideally positioned for enjoying pleasant local walks to neighbouring villages, the property is also conveniently located for a local primary school, shops, bus routes and the mainline railway stations at Chelsfield and Knockholt.

Please call Thomas Brown Estates to arrange an appointment to view and fully appreciate the location, character and quality of accommodation on offer.









Lounge:
13' 02" x 12' 05" (4.01m x 3.78m). Multi fuel burner, bespoke storage, double glazed bay window with shutters to front, solid wood flooring, radiator.

Dining Room:
13' 05" x 12' 09" (4.09m x 3.89m). Bespoke storage, double glazed window with shutters to rear, door to side, solid wood flooring, radiator.

Kitchen:
7' 11" x 7' 09" (2.41m x 2.36m). Range of matching wall and base units with worktops over, sink and drainer, integrated oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, space for slimline dishwasher, double glazed window to rear and side, stable door to side, tile effect flooring.

Stairs To First Floor Landing:
Wooden stairs, carpet to landing.

Bedroom:
12' 11" x 10' 11" (3.94m x 3.33m). Fitted wardrobes, double glazed window with shutters to front, carpet, radiator.

Bedroom:
12' 09" x 11' 02" (3.89m x 3.4m). Fitted wardrobe, double glazed window with shutters to rear, carpet, radiator.

Bathroom:
(accessed via bedroom). WC, wash hand basin, bath with shower attachment, shower cubicle with rainforest head, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

Other Benefits Include:

Garden:
90' 0" (27.43m). (Approx). Artificial lawn, mature shrubs, side entrance.

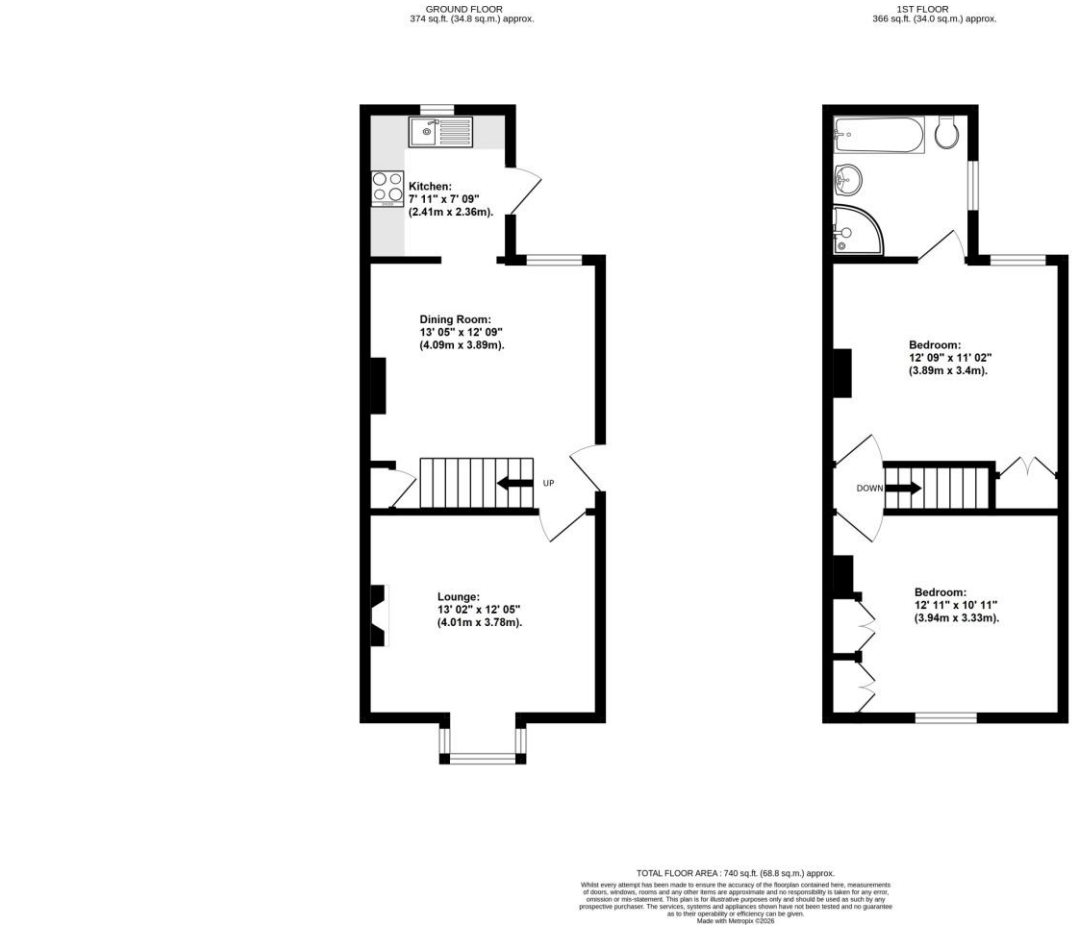
Front Garden:
Low maintenance.

On Road Parking

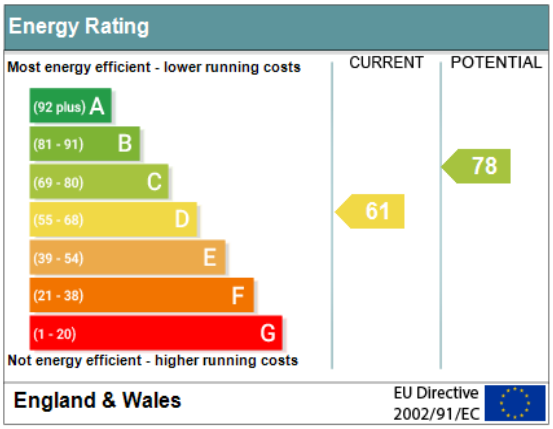
Double Glazing

Central Heating System

No Forward Chain







Council Tax Band: D

Tenure: Freehold

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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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