

THOMAS BROWN

ESTATES

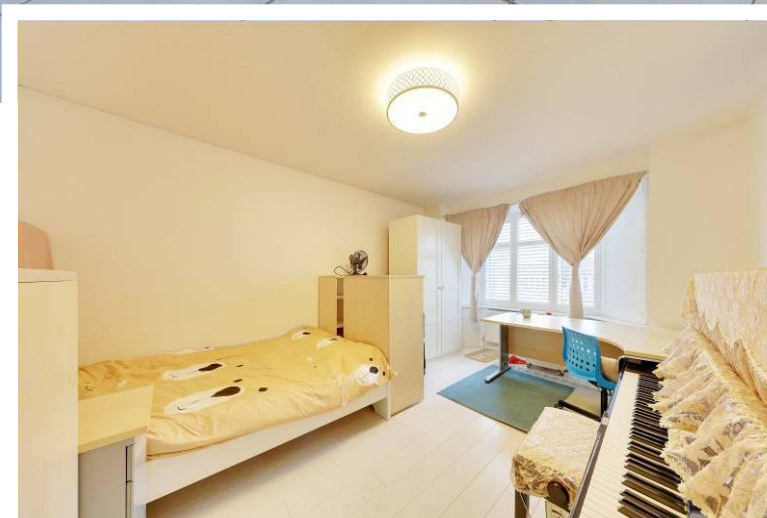


Rusland Avenue, Orpington, BR6 8AS

Fixed Price: £728,000

- 4/5 Bedroom Semi-Detached Chalet Property
- Well Located for Orpington Station & Local Schools
- 27'08 x 19'11 Lounge/Kitchen/Diner
- Rear & Loft Extended & Fully Renovated





Property Description

Thomas Brown Estates are delighted to present this exceptional four/five bedroom semi-detached chalet home, which has been side, rear and loft extended and fully renovated to a high specification throughout by the current owner.

Ideally located within easy walking distance of Orpington Station, the property is also perfectly positioned for a range of highly regarded schools, including Crofton Primary School, Darrick Wood School, and Newstead Wood School for Girls. Rusland Avenue is well served by Petts Wood and Orpington stations, both local High Streets, and excellent bus routes.

This deceptively spacious property features a stunning 27'08 x 19'11 open-plan lounge/kitchen/diner, creating a superb space for modern family living and entertaining. The ground floor comprises an entrance hallway, the open plan lounge/kitchen/diner, a contemporary shower room, utility room, two bedrooms, and an additional bedroom/study.

To the first floor are two further bedrooms and a stylish family bathroom.

Externally, the property benefits from a beautifully landscaped rear garden, ideal for alfresco dining and entertaining, along with a driveway to the front.

This is a must view home to fully appreciate the quality, space, and outstanding location on offer. Please contact Thomas Brown Estates to arrange your viewing.





ENTRANCE HALL

Composite door to side, feature vaulted ceiling, laminate flooring, radiator.

LOUNGE/KITCHEN/DINER

27' 08" x 19' 11" (8.43m x 6.07m) Range of matching wall and base units with worktops over, sink and drainer, range style cooker with extractor over, space for American fridge/freezer, integrated dishwasher, breakfast bar, double glazed window to rear, double glazed French doors to rear, two skylights, laminate flooring, two radiators.

BEDROOM

15' 08" x 11' 05" (4.78m x 3.48m) Double glazed bay window with shutters to front, laminate flooring, radiator.

BEDROOM

9' 10" x 9' 10" (3m x 3m) Double glazed bay window with shutters to front, laminate flooring, radiator.

BEDROOM

9' 10" x 6' 11" (3m x 2.11m) Double glazed window to rear, double glazed door to side, wood effect flooring, radiator.

UTILITY ROOM

8' 01" x 7' 04" (2.46m x 2.24m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for washing machine, composite door and double glazed window to front, wood effect flooring, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower cubicle with rainforest head and shower attachment, double glazed opaque window to side, wood effect flooring, heated towel rail.



STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, Velux window.

BEDROOM

14' 01" x 10' 02" (4.29m x 3.1m) (part restricted headroom) Two Velux windows, carpet, radiator.

BEDROOM

12' 09" x 11' 06" (3.89m x 3.51m) (measured at maximum) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, double glazed opaque window to rear, wood effect flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

Patio area with rest artificial lawn, large workshop.

FRONT

Drive, laid to lawn.

DOUBLE GLAZING

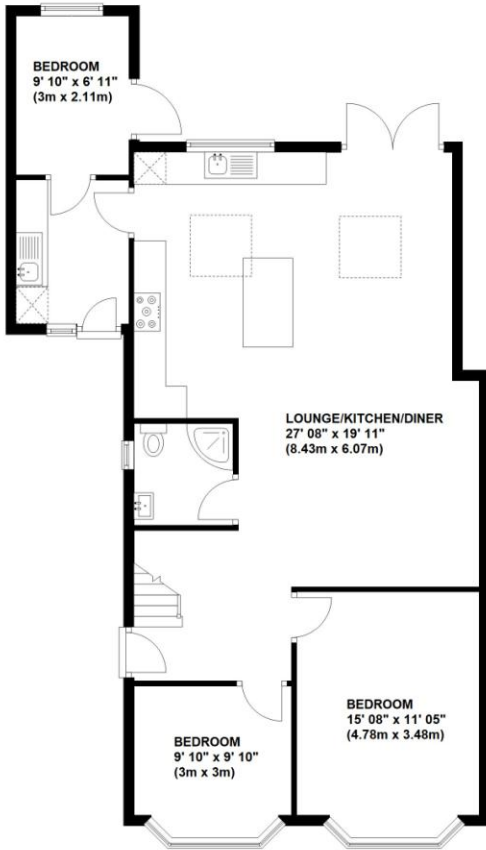
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



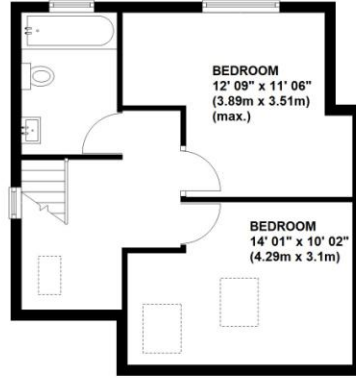
Ground Floor

Approx. 94.7 sq. metres (1019.6 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 134.1 sq. metres (1443.3 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: E

Tenure: Freehold

| Energy Efficiency Rating | | |
|---------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 81 |
| (55-68) D | | |
| (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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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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