



ASKING PRICE

**£550,000**

**Rolleston Avenue**

Orpington, BR5 1AL

## PROPERTY SUMMARY

Located on one of Petts Woods most conveniently located and popular roads is this two bedroom, corner plot bungalow. Boasting 986 sq. ft. of living space, Rolleston Avenue offers two double bedrooms, a large bright and airy reception room, a kitchen/breakfast room and a spacious shower room. Externally, the property offers a large driveway and front garden, large enough for multiple cars. To the rear, the property has a truly special and unique wrap around rear garden with a number of different sections, all hosting mature plants and shrubbery. To the rear of the garden, a garage. Rolleston Avenue could not be any more perfectly located for all local amenities. Well regarded schools are just a short walk away such as Ofsted Outstanding St. James Primary School (0.4miles) and Crofton Schools (0.4miles). Also Southborough School (0.4miles). Commuting is also made convenient with Petts Wood Station being just 0.5 miles away, offering transport links into most major London stations. Early viewing is recommended to avoid disappointment. EPC: D COUNCIL TAX - E Construction - Mains Services - Heating System - Broadband – Mobile coverage - Restrictive covenants –

2



1



0

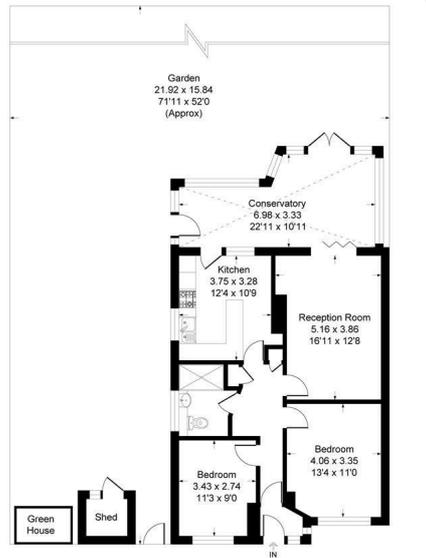






**Rolleston Avenue, BR5**

Approximate Gross Internal Area = 91.6 sq m / 986 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

2

1

0

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC RATING: D COUNCIL TAX BAND: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

**OFFICE ADDRESS**  
1 Chatsworth Parade  
Kent  
BR5 1EF

**OFFICE DETAILS**  
01689 806 770  
infopw@sinclairhammelton.co.uk