

THOMAS BROWN

ESTATES

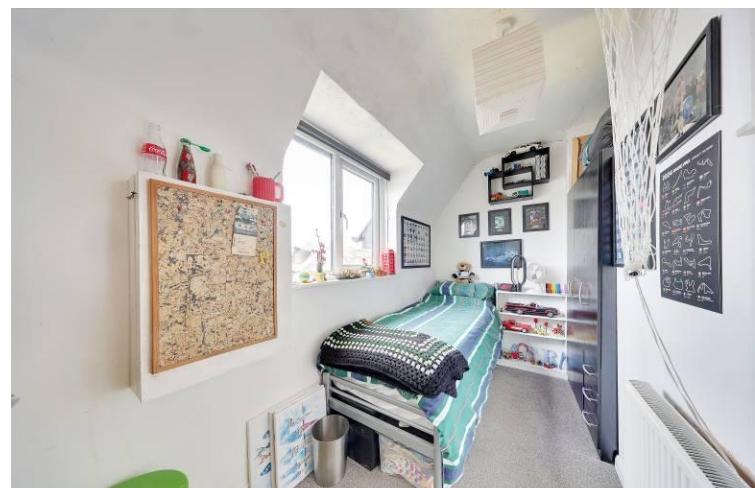


5 Rookesley Road, Orpington, BR5 4HL

Asking Price: £525,000

- 4 Bedroom, 2 Reception Room Detached House
- Well Located for St. Mary Cray Station & Local Schools
- Potential to Extend (STPP)
- Quiet Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this four bedroom two reception detached family home (1220 sq. ft), set on a generous corner plot on a quiet and sought after road in Orpington. The property benefits from gardens to the rear and side, offering excellent potential to extend (STPP) if required.

The accommodation comprises an entrance hall, a bright triple aspect lounge with direct access to the garden, a double aspect dining room also opening onto the garden, and a fitted kitchen on the ground floor. To the first floor are four bedrooms and a family bathroom. Two of the bedrooms could easily be combined to create a larger bedroom, if desired.

Externally the property features a garage to the side with a useful additional reception room to the rear-ideal as a home office, gym, or hobby room. A driveway to the front provides off street parking for multiple vehicles. The seduced rear garden is perfect for entertaining and alfresco dining, while the larger garden to the side is mainly laid to lawn and offers further potential.

Rookesley Road is ideally located for well regarded local schools, St Mary Cray Station, and excellent bus links. Early viewing is highly recommended to fully appreciate the size, setting, and potential of this superb home.



ENTRANCE HALL

Door to front, understairs cupboard, carpet, radiator.

LOUNGE

13' 08" x 11' 11" (4.17m x 3.63m) Open fireplace, double glazed window to front and back, double glazed French doors to side.

DINING ROOM

13' 07" x 11' 0" (4.14m x 3.35m) Double glazed window to front, double glazed French doors to rear, carpet, radiator.

KITCHEN

10' 08" x 7' 08" (3.25m x 2.34m) Range of matching wall and base units with solid wood worktops over, one and half bowl stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, space for tower fridge, space for dishwasher, space for undercounter freezer, double glazed window to rear, stable door to rear, tiled flooring.



STAIRS TO FIRST FLOOR LANDING

Eaves storage cupboard, feature double glazed window to front, carpet.

BEDROOM

13' 08" x 10' 07" (4.17m x 3.23m) Double glazed window to side, carpet, radiator.

BEDROOM

10' 11" x 6' 10" (3.33m x 2.08m) Double glazed window to front, carpet, radiator.

BEDROOM

8' 02" x 7' 07" (2.49m x 2.31m) Double glazed window to rear, carpet, radiator.

BEDROOM

7' 10" x 7' 04" (2.39m x 2.24m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower over, double glazed opaque window to rear, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN TO REAR

53' 0" x 30' 0" (16.15m x 9.14m) Landscaped, patio area, part laid to lawn.

GARDEN TO SIDE

63' 0" x 42' 0" (19.2m x 12.8m) Laid to lawn.

GARAGE

19' 01" x 9' 08" (5.82m x 2.95m) Up and over door to front, light and power, plumbing and electric for a washing machine, space for tumble dryer, space for fridge/freezer.

OFF STREET PARKING

Drive.

BONUS RECEPTION SPACE TO REAR OF GARAGE

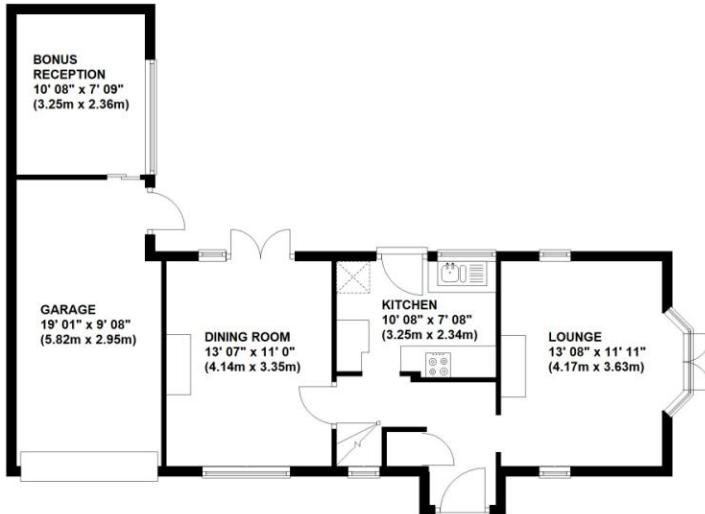
10' 08" x 7' 09" (3.25m x 2.36m)

DOUBLE GLAZING

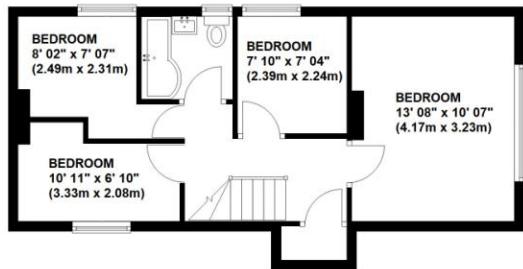
CENTRAL HEATING



Ground Floor
Approx. 69.8 sq. metres (751.4 sq. feet)



First Floor
Approx. 43.5 sq. metres (468.7 sq. feet)

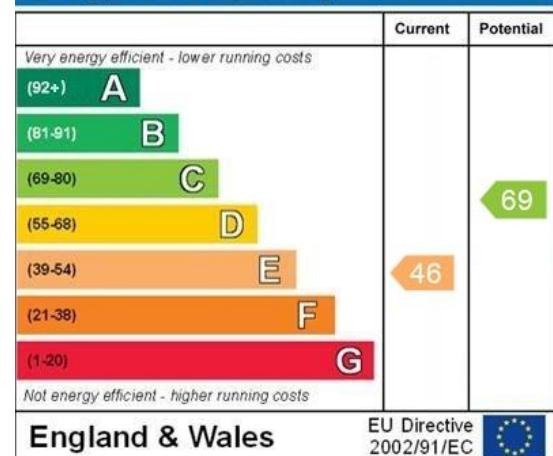


Total area: approx. 113.4 sq. metres (1220.1 sq. feet)

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



Energy Efficiency Rating



Council Tax Band: E

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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