

THOMAS BROWN

ESTATES



75 Rushet Road, Orpington, BR5 2PS

Asking Price: £465,000

- 3 Bedroom Semi-Detached House
- Well Located for St. Mary Cray Station
- No Forward Chain, Detached Garage & OSP
- Potential to Extend (STPP)





Property Description

Thomas Brown Estates are delighted to present this spacious and well maintained, purpose built three bedroom semi-detached family home, offered to the market with no forward chain. The property features a beautifully landscaped rear garden with far reaching views, a detached garage and a driveway providing off street parking for numerous vehicles.

The home offers excellent potential for extension (subject to planning permission), with many neighbouring properties having successfully extended to the rear and into the loft.

The accommodation comprises an entrance porch leading into a welcoming hallway, a generous lounge, and a modern kitchen/diner ideal for family living and entertaining. A lean-to and convenient ground floor WC complete the ground floor layout. Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a large rear garden perfect for outdoor dining and entertaining, along with a detached garage and driveway providing off street parking.

Ideally situated on Rushet Road, the property is conveniently located within easy reach of St. Mary Cray Station, well regarded local schools, local shops, bus routes, and nearby parks.

Early viewing is highly recommended. Please contact Thomas Brown Estates in Orpington to arrange a viewing.



ENTRANCE PORCH

Double glazed sliding door to front, tiled flooring.

ENTRANCE HALL

Double glazed opaque door to front, laminate flooring, radiator.

LOUNGE

14' 07" x 12' 05" (4.44m x 3.78m) Double glazed window to front, carpet, radiator.

KITCHEN

17' 07" x 9' 09" (5.36m x 2.97m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated 5 ring gas hob with extractor over, space for fridge/freezer, space for washing machine, space for tumble dryer, breakfast bar, storage cupboard, double glazed panel to rear, laminate flooring, radiator.



LEAN-TO

Double glazed sliding door to side, double glazed panels to rear, tiled flooring.

CLOAKROOM

Low level WC, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet, radiator.

BEDROOM 1

13' 10" x 11' 06" (4.22m x 3.51m) (measured at maximum) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

13' 11" x 9' 02" (4.24m x 2.79m) Fitted wardrobes, double glazed window to front, carpet, radiator.



BEDROOM 3

8' 07" x 7' 08" (2.62m x 2.34m) Built in wardrobe, 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 walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

90' 0" (27.43m) (approx.) Large patio area with rest laid to lawn, mature shrubs.

FRONT

Drive for multiple vehicles, laid to lawn, mature shrubs.

DETACHED GARAGE

23' 09" x 10' 0" (7.24m x 3.05m) Roller door to front, door to side, double glazed window to side, power and light.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

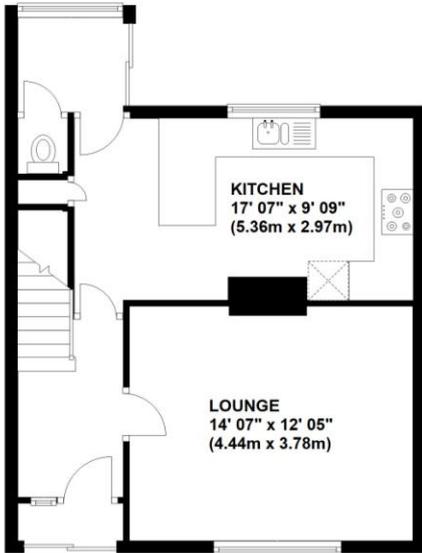
NO FORWARD CHAIN

This property is believed to be of a type of concrete construction that is mortgageable. We recommend that you check with your mortgage broker/lender that this is suitable for their lending criteria.



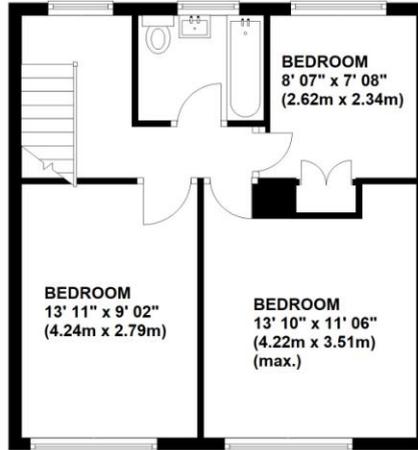
Ground Floor

Approx. 46.2 sq. metres (496.8 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.6 sq. feet)



Outbuilding

Approx. 22.8 sq. metres (245.5 sq. feet)



Total area: approx. 112.3 sq. metres (1208.9 sq. feet)

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



Council Tax Band: D

Tenure: Freehold

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 54 | 66 |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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