

THOMAS BROWN

ESTATES

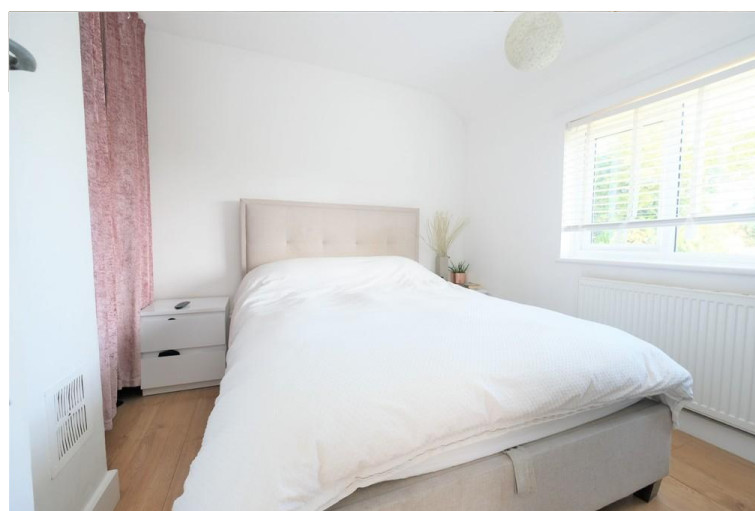


6 Ravenscourt Road, Orpington, BR5 2PW

Asking Price: £415,000

- 3 Bedroom Semi-Detached House
- Well Located for Local Shops & St Mary Cray Station
- Boasting a Sizeable Patio & Outbuilding
- Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property with feature kitchen/diner, located in a convenient location for St. Mary Cray Station, Nugent Shopping Centre and local shops. The accommodation on offer comprises: entrance hallway, lounge and modern kitchen/diner which spans the rear of the property with direct access to the garden to the ground floor. To the first floor are three bedrooms and family bathroom with a separate WC. Externally there is a garden to the rear boasting a sizeable patio and an outbuilding perfect for a home office or gym. Ravenscourt Road is well located for local schools, shops, bus routes, and St Mary Cray mainline station. Please call Thomas Brown Estates to book your appointment to view.



ENTRANCE HALL

Composite door to front, carpet.

LOUNGE

15' 2" x 12' 5" (4.62m x 3.78m) (open plan to kitchen/diner) Double glazed window to front with shutters, Amtico flooring, radiator.

KITCHEN/DINER

18' 6" x 10' 6" (5.64m x 3.2m) (measured at maximum) Range of matching wall and base units with quartz worktops over, butler sink with mixer hot tap, integrated double oven, integrated induction hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated microwave, integrated dishwasher, feature breakfast bar, under stairs cupboard, double glazed window to rear, double glazed door to side.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed window to side, carpet.

BEDROOM 1

10' 9" x 8' 10" (3.28m x 2.69m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 2

9' 10" x 9' 5" (3m x 2.87m) Built in wardrobes, double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

9' 3" x 7' 3" (2.82m x 2.21m) (measured at maximum) Built in wardrobe, double glazed window to front, laminate flooring, radiator.

BATHROOM

Wash hand basin in vanity unit, bath with shower over, part tiled walls, laminate flooring, heated towel rail.

SEPARATE WC

Loew level WC.

OTHER BENEFITS INCLUDE:

OFF STREET PARKING

Driveway, side access.

GARDEN

53' 0" (16.15m) Patio with rest laid to lawn.

HOME OFFICE

15' 6" x 11' 0" (4.72m x 3.35m) Electrics and lights, double glazed windows and double glazed door to front.

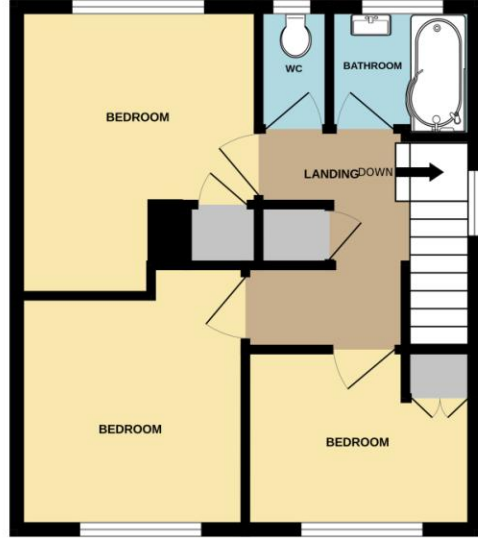
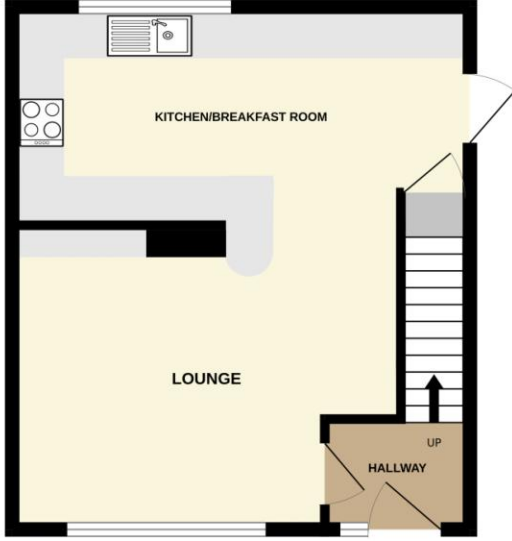
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Other Information:

Council Tax Band: D

Construction: Concrete - Please note that the property is believed to be of a type of concrete construction that is mortgageable and we recommend that you check with your mortgage broker or lender that it is suitable for their lending criteria.

Tenure: Freehold

Address: 6 Ravenscourt Road, ORPINGTON, BR5 2PW
RRN: 0360-2194-9280-2427-8965

Energy Rating		CURRENT	POTENTIAL
Most energy efficient - lower running costs			
(92 plus) A			
(81 - 91) B			82
(69 - 80) C			
(55 - 68) D	58		
(39 - 54) E			
(21 - 38) F			
(1 - 20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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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