

THOMAS BROWN

ESTATES



Rusland Avenue, Orpington, BR6 8AS

Asking Price: £750,000

- 3 Double Bedroom Detached Bungalow
- Fantastic Potential to Extend (STPP)
- Darrick Wood School Catchment
- Highly Sought After Residential Road





Property Description

Thomas Brown Estates are delighted to offer this rare to the market, larger style three double bedroom detached bungalow situated within a highly sought after residential road in Orpington and within the catchment of Darrick Wood School and walking distance to Orpington Station & Newstead Wood School. STPP the property has fantastic scope to extend across the rear, convert the garage and/or into the loft space if required as many have done in the location. The accommodation on offer comprises; entrance porch and spacious hall, three double bedrooms (one is currently used as a dining room), lounge that leads to the conservatory, kitchen, bathroom and a WC. Externally, there is a wonderful garden to the rear aspect of the property, garage to the side and a driveway with carport to the front. Rusland Avenue is well located for local schools (including Newstead Woods and Darrick Wood) shops, bus routes and Orpington mainline station. Internal viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the quality of location and potential on offer.



ENTRANCE PORCH

Double glazed door to front.

ENTRANCE HALL

Double glazed opaque door to front, two storage cupboards, parquet flooring, radiator.

LOUNGE

14' 11" x 11' 11" (4.55m x 3.63m) Feature fireplace, double glazed window to side, double glazed French doors to conservatory, parquet flooring, radiator.

CONSERVATORY

11' 09" x 8' 0" (3.58m x 2.44m) Double glazed window to side and rear, double glazed door to side, carpet.



KITCHEN

14' 03" x 8' 05" (4.34m x 2.57m) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, double glazed window and double glazed door to rear, tiled flooring.

BEDROOM

14' 05" x 11' 11" (4.39m x 3.63m) Double glazed bay window to front, carpet, radiator.

BEDROOM

13' 10" x 12' 05" (4.22m x 3.78m) Double glazed bay window to front, parquet flooring, radiator.

BEDROOM

12' 05" x 10' 04" (3.78m x 3.15m) Double glazed window to side, parquet flooring, radiator.



BATHROOM

Wash hand basin in vanity unit, bath with shower over, double glazed opaque window to rear, tiled walls, tiled flooring, radiator.

SEPARATE WC

Low level WC, double glazed opaque window to side, tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

52' 0" x 50' 0" (15.85m x 15.24m) Patio area with rest laid to lawn, mature flowerbeds, side access.



FRONT GARDEN/OFF STREET PARKING

Drive, carport, path to front door, laid to lawn, mature flowerbeds.

GARAGE

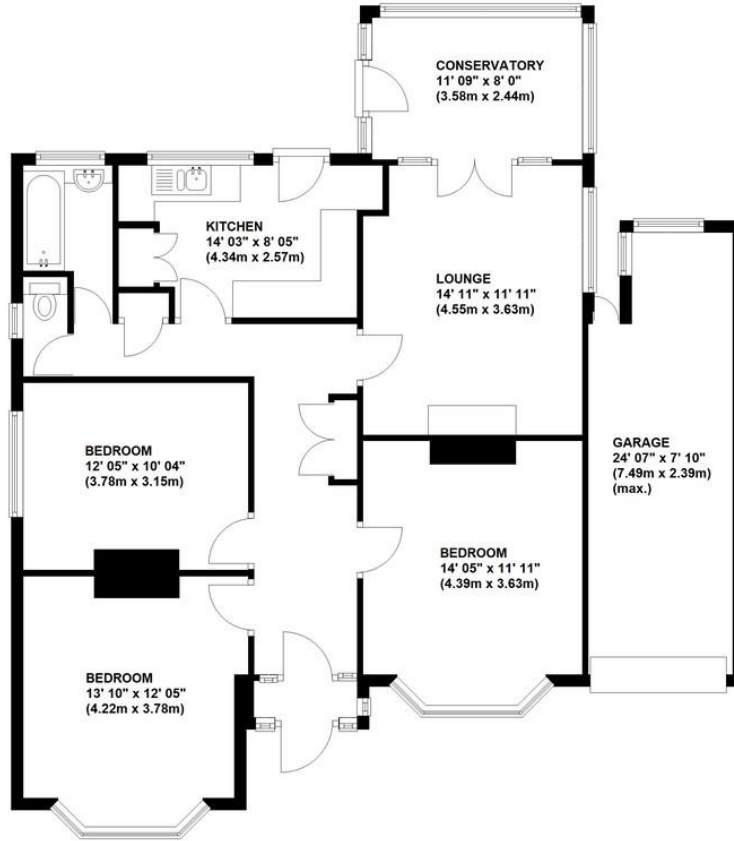
24' 07" x 7' 10" (7.49m x 2.39m) (measured at maximum) Up and over door to front, power and light, window to rear.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

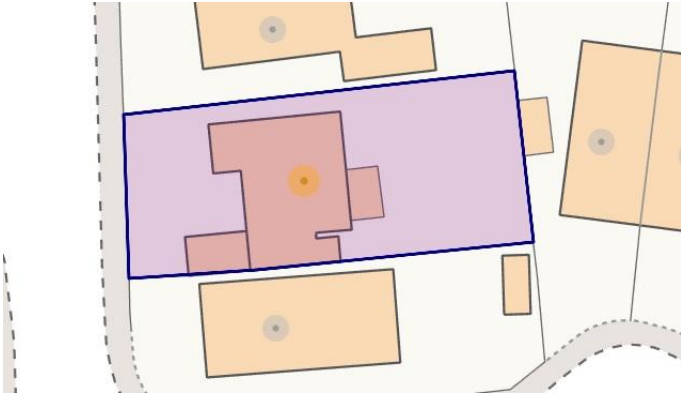
Ground Floor

Approx. 117.4 sq. metres (1264.0 sq. feet)



Total area: approx. 117.4 sq. metres (1264.0 sq. feet)

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



Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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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