

THOMAS BROWN

ESTATES

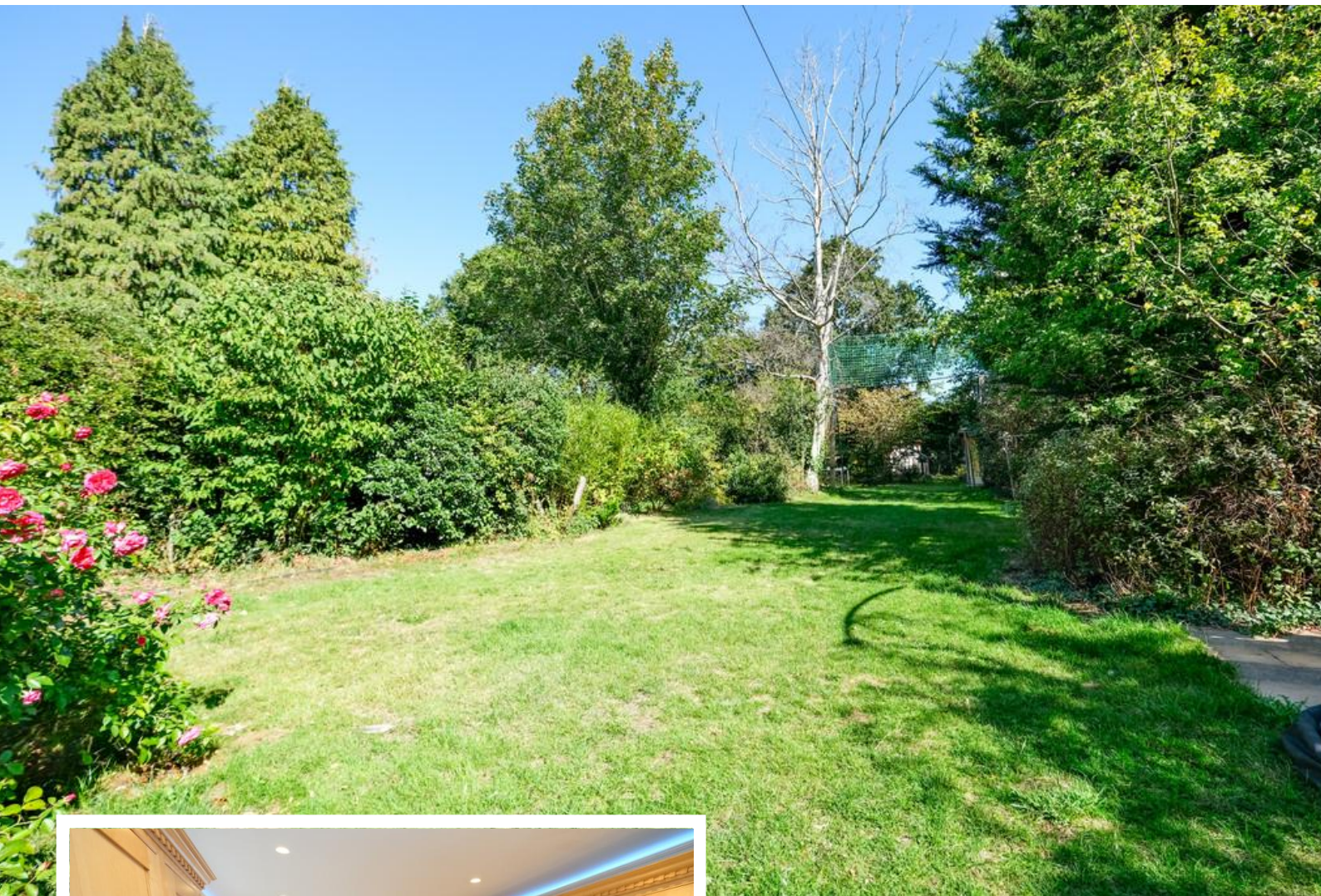


19 Ravensbury Road, Orpington, BR5 2NR

Asking Price: £740,000

- 4 Bedroom Semi-Detached House
- Recently Modernised, Immaculately Presented
- Potential to Extend Further (STPP)
- 165' Rear Garden with Home Sauna





Property Description

Thomas Brown Estates are delighted to present this immaculately modernised and beautifully maintained four bedroom semi-detached family home, situated at the highly desirable Marlins Park end of Ravensbury Road. Perfectly combining modern design with family comfort, the property is filled with light, space and character, and offers both immediate appeal and exciting potential for the future.

The accommodation on offer is particularly airy and spacious, comprising a welcoming entrance hallway, a generous lounge, and a stunning 20'10 open plan kitchen/diner designed for both everyday living and entertaining. To the rear, a conservatory with underfloor heating spans the width of the property, overlooking the garden and providing a versatile year-round living space. A convenient ground floor WC completes the downstairs.

To the first floor, a larger-than-average landing leads to four well-proportioned bedrooms and a modern shower room. Like many homes on Ravensbury Road, this property also offers excellent potential to extend further to the rear, convert the garage, or create a loft conversion (STPP).

Externally, the home truly excels. The front features a driveway with parking for two cars, complemented by attractive greenery including shrubs, a neat lawn and even a small palm tree, giving the property a welcoming kerb appeal. To the rear lies an exceptionally large 165's secluded garden, rarely available in the area, mainly laid to lawn with mature planting. This impressive outdoor space is ideal for family life, with highlights including a home sauna and a fun zipline for children. It is a garden that invites both relaxation and entertainment in equal measure.

Ravensbury Road is well located for excellent local schools, bus routes, St. Marys Cray Station and the beautiful Scadbury Park.

This is a truly wonderful family home – stylish, spacious and ready to move into – with the added benefit of remarkable outside space and further potential. Early viewing is strongly recommended to fully appreciate the size, the garden and the lifestyle on offer.



ENTRANCE HALL

Opaque composite door to front, solid wood flooring, radiator.

LOUNGE

13' 09" x 13' 01" (4.19m x 3.99m) Double glazed window to front, solid wood flooring, radiator.

KITCHEN/DINER

20' 10" x 10' 03" (6.35m x 3.12m) Range of matching solid wood wall and base units with granite worktops over, sink, space for range style cooker, extractor hood, space for American fridge/freezer, integrated dishwasher, double glazed window to rear, double glazed door to side, part solid wood and part tiled flooring, two radiators.

CONSERVATORY

19' 09" x 11' 09" (6.02m x 3.58m) (not inc. storage) (P-shaped) Brick base, bespoke storage unit, space for washing machine, space for tumble dryer, double glazed windows to rear and side, double glazed French doors to side, underfloor heating, tiled flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to rear, tiled flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Double glazed French doors to front, carpet.

BEDROOM 1

13' 10" x 13' 02" (4.22m x 4.01m) (measured to back of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

12' 07" x 10' 05" (3.84m x 3.18m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

10' 01" x 8' 11" (3.07m x 2.72m) Double glazed window to front, carpet, radiator.

BEDROOM 4

10' 11" x 7' 02" (3.33m x 2.18m) Double glazed window to rear, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, bidet, shower cubicle, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

165' 0" (50.29m) Laid to lawn, mature shrubs, side access, large shed.

FRONT

Driveway providing parking for two cars, attractive greenery, including mature shrubs and a small palm.

GARAGE

15' 0" x 9' 0" (4.57m x 2.74m) Roller blind door to front, double glazed door to rear.

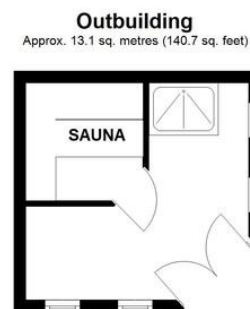
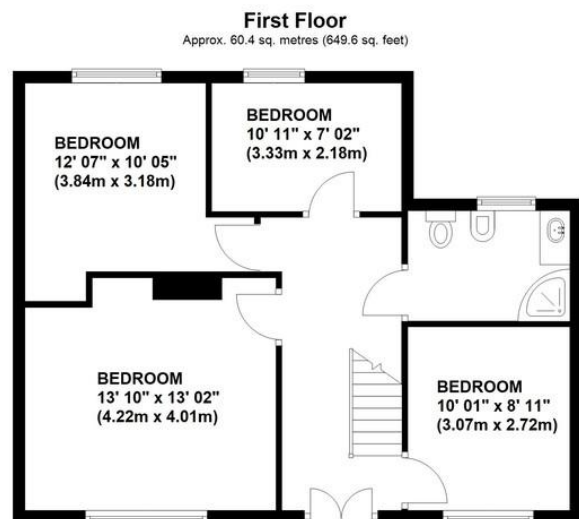
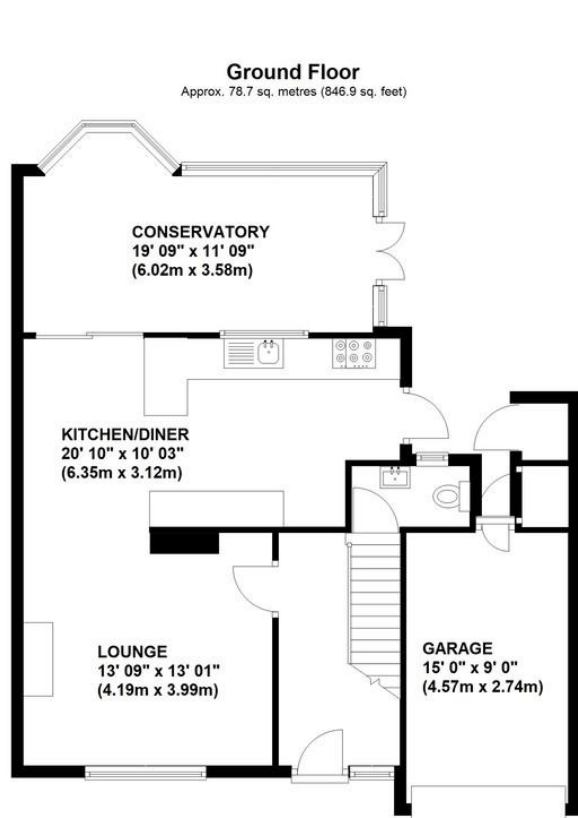
SAUNA

Sauna, shower, internal and external covered seating areas.

DOUBLE GLAZING

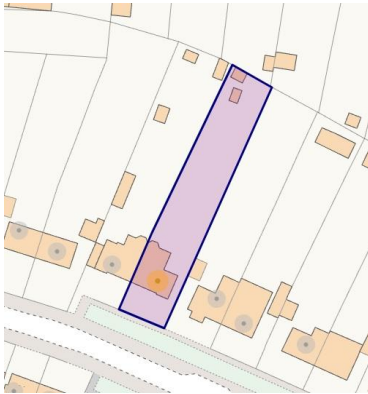
CENTRAL HEATING SYSTEM





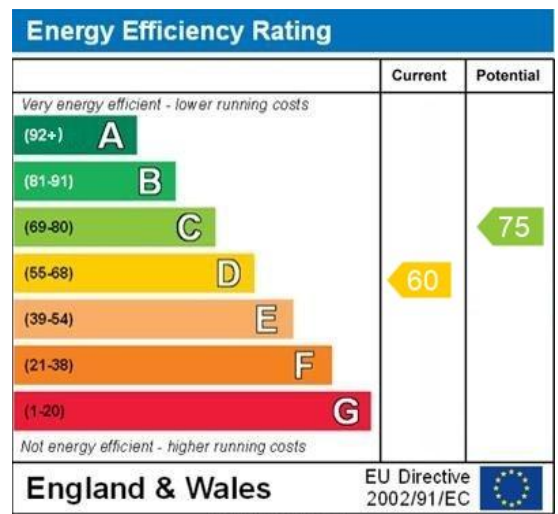
Total area: approx. 152.1 sq. metres (1637.3 sq. feet)

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



Council Tax Band: E

Tenure: Freehold



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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