

THOMAS BROWN

ESTATES



12 Robinhood Green, Orpington, BR5 2AS

Offers IEO: £500,000

- 3 Bedroom Semi-Detached House
- Recently Modernised, Immaculately Presented
- Fantastic Outlook Over Local Green
- Sought After Location





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and recently modernised, must view three bedroom semi-detached property, situated in the ever popular Poverest area of Orpington with a fantastic outlook over a local green to the front. The accommodation on offer comprises: entrance hallway, lounge and open plan kitchen/diner that spans the rear of the property to the ground floor. To the first floor are three bedrooms (including two good size doubles) and a modern family bathroom. Externally the property has a wonderful landscaped front and rear gardens perfect for entertaining and alfresco dining and on road parking to the front. Please note since 2021 the property has been refurbished throughout to include a full rewire, new gas central heating system including pipework, all new windows and doors, externally rendered, kitchen, bathroom and general decoration. Robin Hood Green is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of accommodation on offer.



ENTRANCE HALL

Composite opaque door to front, double glazed window to side, laminate flooring, radiator.

LOUNGE

12' 09" x 12' 08" (3.89m x 3.86m) Double glazed window to front, laminate flooring, radiator.

KITCHEN/DINER

18' 11" x 10' 10" (5.77m x 3.3m) Range of matching wall and base units with Quartz worktops over, double butler sink, integrated oven, extractor hood, integrated undercounter fridge, integrated undercounter freezer, integrated dishwasher, integrated washing machine, pantry, breakfast bar, tiled splashback, double glazed window to rear, double glazed French doors to rear, double glazed door to side, laminate flooring, two radiators.



COVERED SIDE ENTRANCE

Door to front, outside WC, space for tumble dryer.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, double glazed window to side, carpet, radiator.

BEDROOM 1

12' 08" x 10' 05" (3.86m x 3.18m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2

10' 11" x 10' 05" (3.33m x 3.18m) Built in wardrobe, double glazed window to rear, carpet, radiator.



BEDROOM 3

9' 05" x 8' 03" (2.87m x 2.51m) Built in wardrobe, double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, double glazed opaque window to side, wood effect flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

70' 0" (21.34m) Landscaped, two patio areas with rest laid to lawn, mature shrubs, workshop with power and light, greenhouse.



FRONT

Landscaped, views over the local green.

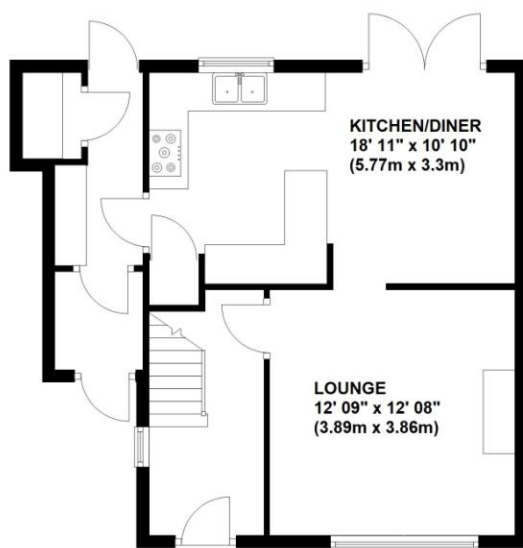
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

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.

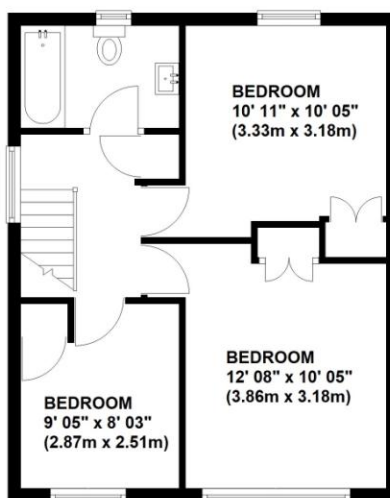
Ground Floor

Approx. 50.0 sq. metres (538.3 sq. feet)



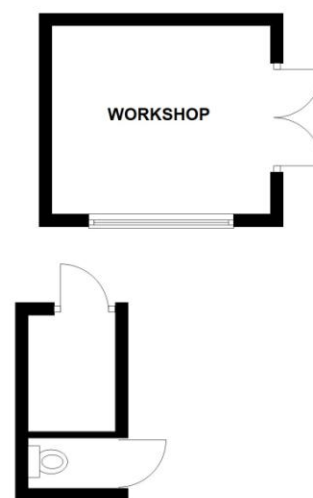
First Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Outbuilding

Approx. 14.1 sq. metres (151.5 sq. feet)



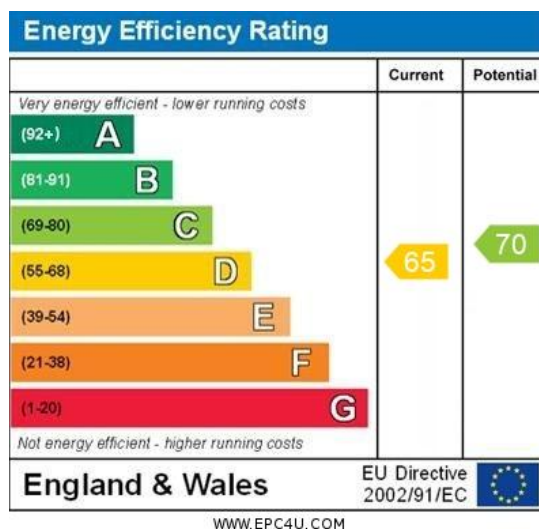
Total area: approx. 106.3 sq. metres (1144.3 sq. feet)

This plan is for illustration purpose only – not to scale



Council Tax Band: D

Tenure: Freehold



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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Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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