

THOMAS BROWN

ESTATES

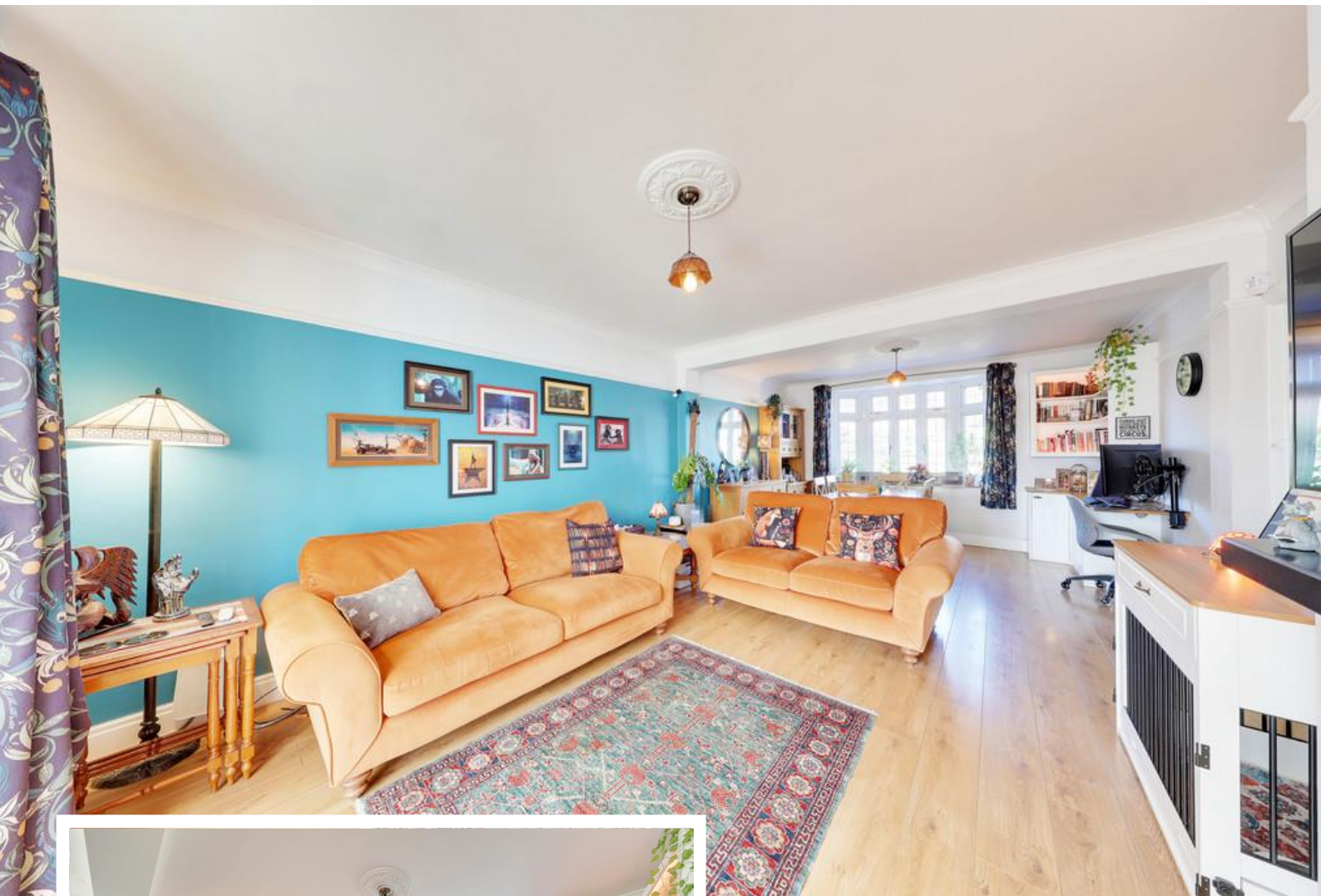


20 Ravensbury Road, Orpington, BR5 2NP

Asking Price: £545,000

- 3 Double Bedroom Semi-Detached House
- Potential to Extend Further (STPP)
- Impressive 24'01 Dual Aspect Lounge/Diner
- Close to St. Mary Cray Station





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, modernised, and immaculately presented three double bedroom semi-detached family home. This larger style, purpose built property has been extended to the rear with a conservatory and must be viewed to fully appreciate the generous room dimensions, high specification, and excellent location on offer.

Despite already offering substantial floor space, the property provides fantastic potential for further extension to the rear and/or into the loft (subject to planning permission), making it an ideal long term family home.

The accommodation comprises a welcoming entrance hallway, an impressive 24'01 dual aspect lounge/dining room with access to a bright conservatory, a modern kitchen/breakfast room, and a convenient ground floor WC.

To the first floor are three well-proportioned double bedrooms and a contemporary family bathroom.

Externally, the property benefits from a private rear garden and a driveway to the front, providing off street parking.

Ravensbury Road is conveniently located for a range of local schools, shops, bus routes, and is within easy reach of St. Mary Cray mainline station, offering excellent transport links.

Early viewing is highly recommended to fully appreciate the space, presentation, and potential this fantastic home has to offer. Please contact Thomas Brown Estates to arrange your viewing.



ENTRANCE HALL

Double glazed opaque composite door to front, under stairs storage cupboard, radiator and cover.

LOUNGE/DINER

24' 01" x 12' 08" (7.34m x 3.86m) Double glazed French doors to conservatory, double glazed window to front, laminate flooring, two radiators.

CONSERVATORY

12' 07" x 10' 02" (3.84m x 3.1m) Brick base, double glazed French doors to side, double glazed windows to side and rear, laminate flooring.

KITCHEN

14' 11" x 10' 08" (4.55m x 3.25m) Range of matching wall and base units with worktops over, one and a half bowl ceramic sink and drainer, integrated induction hob with extractor over, integrated double oven, integrated dishwasher, space for fridge/freezer, space for washing machine, double glazed opaque door to side, double glazed window to rear, vinyl flooring.

CLOAKROOM

WC, wash hand basin, double glazed opaque window to side, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Cupboard, storage cupboard, double glazed windows to front and side, carpet, radiator.



BEDROOM 1

13' 04" x 12' 11" (4.06m x 3.94m) Double glazed window to rear, laminate flooring, radiator.

BEDROOM 2

12' 11" x 9' 09" (3.94m x 2.97m) Double glazed window to front, laminate flooring, radiator.

BEDROOM 3

10' 08" x 10' 02" (3.25m x 3.1m) Built in wardrobe, double glazed window to rear, laminate flooring, radiator.



BATHROOM

WC, wash hand basin in vanity unit, bath with shower over and attachment, double glazed opaque window to side, part tiled walls, vinyl flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

40' 0" (12.19m) Patio area with rest laid to lawn, mature flowerbeds, outside storage cupboard with space for tumble dryer, shed.

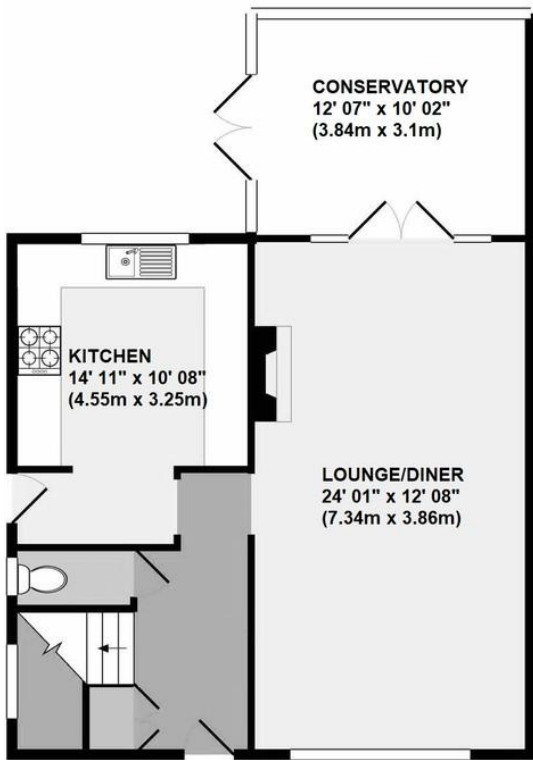
OFF STREET PARKING

Block paved driveway, electric car charger, mature flowerbeds, side access.

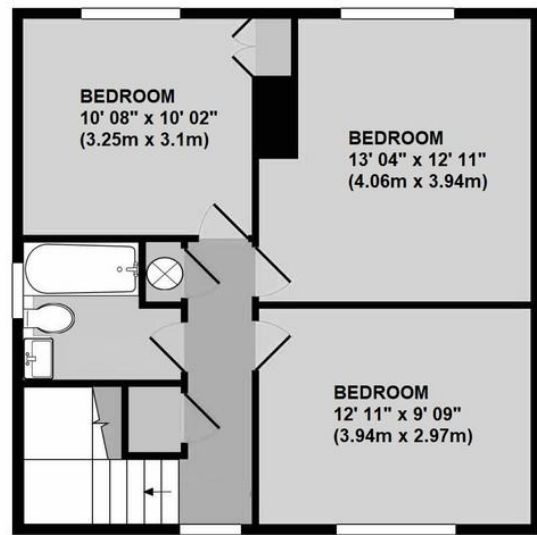
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





GROUND FLOOR
APPROX. FLOOR
AREA 678 SQ.FT.
(63.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 542 SQ.FT.
(50.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1219 SQ.FT. (113.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Council Tax Band: D

Tenure: Freehold

| Energy Efficiency Rating | | Current | Potential |
|--|----------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 72 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & 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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