

THOMAS BROWN

ESTATES



10 Rutland Way, Orpington, BR5 4DZ

Asking Price: £385,000

- 3 Bedroom Mid Terrace House
- Well Located for Local Amenities & No Through Road
- 85' Rear Garden with a Workshop
- Potential to Extend (STPP)





Property Description

Thomas Brown Estates are delighted to offer this well presented three bedroom mid-terraced home, tucked away on a quiet no through road, boasting off street parking, an impressive 85' rear garden, and a versatile workshop to the rear.

The accommodation comprises a welcoming entrance hall, a dual aspect lounge/dining room with direct access to the rear garden, and a fitted kitchen, also benefiting from garden access. To the first floor are three bedrooms, two being doubles, and a family bathroom.

Externally, the property features a generous 85' rear garden, predominantly laid to lawn with a spacious patio area, ideal for outdoor entertaining. To the rear is a substantial workshop offering excellent potential for conversion into a home office, gym, studio or hobby room. To the front, there is a private driveway providing off street parking, with further unrestricted on road parking available.

The property also offers fantastic scope for extension to the rear and/or into the loft space, subject to the necessary planning permissions, as many neighbouring properties have successfully undertaken.

Rutland Way is conveniently located within easy reach of local shops, well-regarded schools, bus routes, and St. Mary Cray Station, providing excellent transport links into London.

Internal viewing is highly recommended. Please contact Thomas Brown Estates in Orpington to arrange your appointment.



Entrance Hall:

Double glazed opaque door to front, carpet, radiator.

Lounge/Diner:

24' 10" x 10' 01" (7.57m x 3.07m). Fitted storage, double glazed window to front, double glazed French door to rear, carpet, two radiators.

Kitchen:

11' 03" x 5' 11" (3.43m x 1.8m). Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, integrated oven, integrated gas hob with extractor over, space for undercounter fridge, space for washing machine, tiled splashback, double glazed window and double glazed door to rear, tile effect flooring, radiator.

Stairs To First Floor Landing:

Carpet.

Bedroom 1:

11' 0" x 9' 09" (3.35m x 2.97m). Double glazed window to front, carpet, radiator.

Bedroom 2:

10' 05" x 9' 11" (3.18m x 3.02m). (Measured to back of wardrobes). Fitted wardrobe, double glazed window to rear, carpet, radiator.

Bedroom 3:

7' 02" x 5' 11" (2.18m x 1.8m). Fitted storage, double glazed window to rear, carpet, radiator.

Bathroom:

WC, wash hand basin, bath with shower over, double glazed opaque window to front, tiled walls, tile effect flooring, radiator.

Other Benefits Include:

Garden:

85' 0" (25.91m). Patio area with rest laid to lawn, mature shrubs.

Workshop:

11' 07" x 11' 02" (3.53m x 3.4m) Double glazed window to front, double glazed opaque panel to side, power and light.

Off Street Parking:

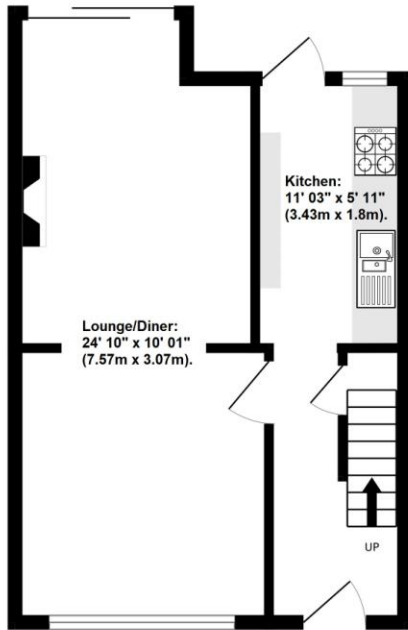
Driveway.

Double Glazing

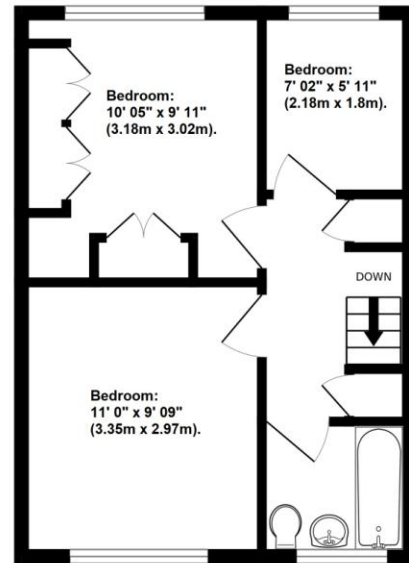
Central Heating System



GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.

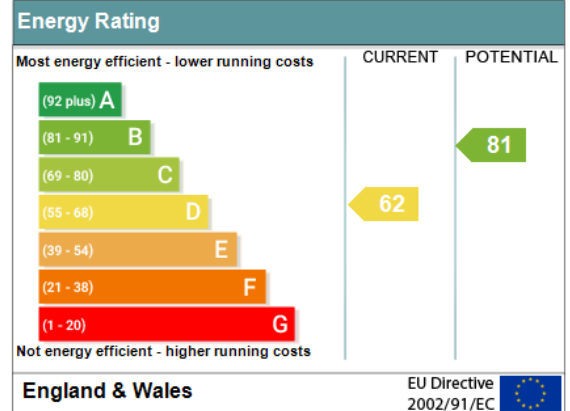


1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 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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Council Tax Band: D

Tenure: Freehold

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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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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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