

THOMAS BROWN

ESTATES



4 Ruskin Drive, Orpington, BR6 9RR

Asking Price: £535,000

- 2 Bedroom Semi-Detached Bungalow
- Fantastic Potential to Extend (STPP)
- Walking Distance to Orpington Station & High Street
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this two bedroom semi-detached bungalow being offered to the market with no forward chain and fantastic potential to extend STPP, located in a sought after residential road in South Orpington. The property is situated within easy walking distance to Orpington Station & High Street and within close proximity to many sought after schools such as Darrick Wood, Newstead Woods school for girls and Tubbenden Primary. The accommodation on offer comprises: entrance hallway, lounge, kitchen, lean to, two bedrooms and a bathroom. Externally there is a well presented 85' rear garden mainly laid to lawn, detached garage to the side/rear and a driveway to the front. STPP the property could be extended across the rear and/or into the loft as many have done in the local area. Ruskin Drive is well located for local schools, shops, bus routes, Orpington High Street, and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view.





ENTRANCE PORCH

Double glazed door to front, double glazed window to front and side, tiled flooring.



ENTRANCE HALL

Opaque double glazed door to front, opaque double glazed window to front, carpet, radiator.

LOUNGE

14' 02" x 11' 11" (4.32m x 3.63m) Double glazed window to front, carpet, radiator.

KITCHEN

10' 08" x 8' 11" (3.25m x 2.72m) Range of matching wall and base units with worktops over, one and a half sink and drainer, integrated electric hob, integrated electric oven, space for under counter fridge and freezer, space for washing machine, tiled splashbacks, double glazed door to rear, double glazed window to rear, vinyl flooring.



LEAN-TO

Double doors to rear, window to three sides, tiled flooring.

BEDROOM 1

12' 0" x 10' 1" (3.66m x 3.07m) Double glazed window to front, carpet, radiator.

BEDROOM 2

11' 09" x 10' 08" (3.58m x 3.25m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, opaque double glazed window to rear, part tiled walls, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:



GARDEN

85' 0" x 36' 0" (25.91m x 10.97m) Mainly laid to lawn, side access, mature shrubs and flowerbeds.

FRONT

Driveway with rest laid to lawn, shrubs.

GARAGE

Up and over door to front, door to side, window to side and rear.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN

OUTBUILDING
112 sq ft. (10.4 sq.m.) approx.

GROUND FLOOR
691 sq ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 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 is for guidance 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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Other Information:

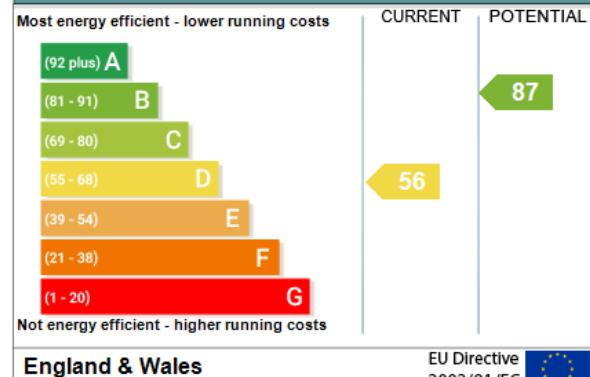
Council Tax Band: D

Construction: Standard

Tenure: Freehold

Address: 4 Ruskin Drive, ORPINGTON, BR6 9RR
RRN: 0320-2320-5140-2972-6585

Energy Rating



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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