

# THOMAS BROWN

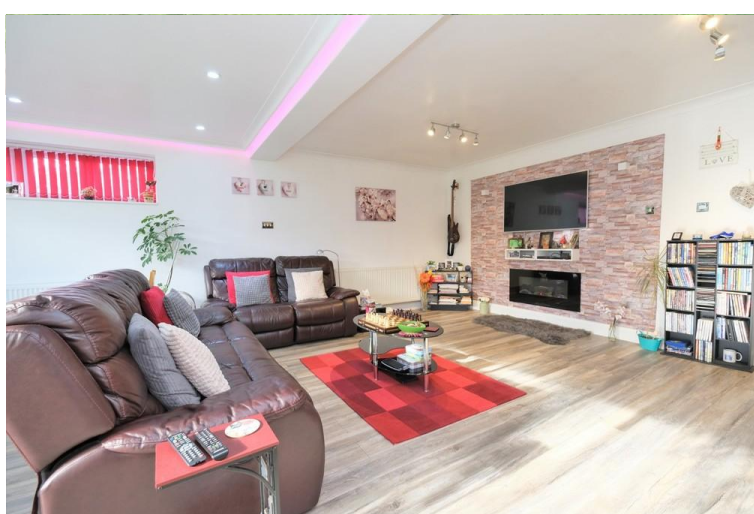
ESTATES



**42 Rusland Avenue, Orpington, BR6 8AT** **Guide: £865,000-£885,000**

- 4 Bedroom, 2 Bathroom Detached Bungalow
- Potential to Extend into Loft Space (STPP)
- Extended & Immaculately Presented
- Close to Orpington Station & Darrick Wood Schools





## Property Description

Thomas Brown Estates are delighted to offer this rare to the market, immaculately presented and extended four bedroom two bathroom executive detached bungalow situated on the ever popular Rusland Avenue boasting fantastic potential to extend into the loft space (STPP), secluded rear garden, 31'10 home office/gym and easy walking distance to Orpington Station and Darrick Wood Schools. The property comprises: entrance hall, open plan lounge/kitchen/dining room with bi-fold doors to the covered outdoor decked area, four bedrooms (three being good size doubles), utility room, shower room and a family bathroom with separate jacuzzi bath and shower. Externally there is a laid to lawn garden to the rear, covered decked area perfect for alfresco dining and entertaining, impressive 31'10 gym/home office and off street parking to the front for numerous vehicles on the driveway. Rusland Avenue is very well located for local schools (including Newstead Woods and Darrick Wood schools), shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to book your appointment to view to fully appreciate the quality of location and specification on offer.



#### FRONT

Driveway for numerous vehicles.

#### ENTRANCE HALL

Double glazed composite door to front, wood flooring, radiator.

#### KITCHEN/LOUNGE/DINING ROOM

26' 02" x 23' 10" (7.98m x 7.26m) (measured at maximum)  
Range of matching wall and base units with worktops over, double glazed bi-fold doors to side, three double glazed windows to rear, double glazed window to side, laminate flooring, two radiators.

#### UTILITY

9' 02" x 4' 05" (2.79m x 1.35m) Fitted units, space for washing machine, space for dryer, vinyl flooring.



#### BEDROOM 1

14' 02" x 10' 05" (4.32m x 3.18m) Fitted wardrobes, double glazed bay window to front, laminate flooring, radiator.

#### BEDROOM 2

13' 03" x 12' 06" (4.04m x 3.81m) Two double glazed windows to side, laminate flooring, radiator.

#### BEDROOM 3

13' 01" x 10' 11" (3.99m x 3.33m) Double glazed bay window to front, laminate flooring, radiator.

#### BEDROOM 4

11' 09" x 7' 02" (3.58m x 2.18m) Double glazed window to rear, laminate flooring, radiator.



#### BATHROOM

14' 09" x 7' 03" (4.5m x 2.21m) Low level WC, wash hand basin in vanity unit, jacuzzi bath, double shower with rainforest head and attachment, double glazed window to front, vinyl flooring, radiator, heated towel rail.

#### SHOWER ROOM

Low level WC, wash hand basin, double shower with rainforest head and attachment, vinyl flooring, heated towel rail.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

Mainly laid to lawn, storage to side, mature flowerbeds, Outhouse:

#### COVERED SEATING AREA

18' 02" x 13' 04" (5.54m x 4.06m) Decked.

#### OUTHOUSE

31' 10" x 10' 10" (9.7m x 3.3m) French doors to front, three windows to front, carpet and laminate flooring, part under floor heating, power and light.

#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



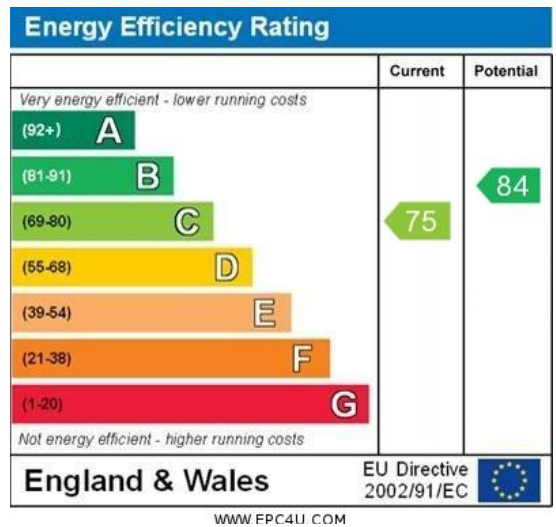


## Other Information:

**Council Tax Band:** F

**Construction:** Standard

**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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