

# THOMAS BROWN

ESTATES



**64 Rookesley Road, Orpington, BR5 4HJ**

**Fixed Price: £435,000**

- 3 Bedroom Semi-Detached House
- Quiet & Sought After Road
- Fantastic Potential to Extend (STPP)
- Close to Local Amenities





## Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi detached property boasting fantastic potential to extend across the rear and/or into the loft space (STPP), boasting a tandem garage and situated in a quiet and sought after road in Orpington. The accommodation on offer comprises: entrance porch and hall, lounge, dining room and kitchen to the ground floor. To the first floor are three bedrooms, shower room and a separate WC. Externally there is a well kept rear garden with a workshop and greenhouse, tandem garage to the side and a block paved drive to the front for numerous vehicles. Rookesley Road is well located for local schools, St. Mary Cray Station and local bus routes. Viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view.



**FRONT**  
Block paved driveway.

**ENTRANCE PORCH**  
Double glazed door to front, double glazed window to front and side, vinyl flooring.

**ENTRANCE HALL**  
Double glazed door to front, double glazed window to side, under stairs storage, carpet, radiator.

**LOUNGE**  
13' 11" x 11' 09" (4.24m x 3.58m) Double glazed bay window to front, carpet, radiator.

**DINING ROOM**  
10' 0" x 9' 10" (3.05m x 3m) Double glazed sliding door to rear, carpet, radiator.



**KITCHEN**  
9' 06" x 7' 09" (2.9m x 2.36m) Range of matching wall and base units with worktops over, one and a half sink and drainer, extractor hood, space for cooker, space for under counter fridge, larder cupboard, double glazed window to rear, carpet, radiator.

**STAIRS TO FIRST FLOOR LANDING**  
Double glazed window to side, carpet.

**BEDROOM 1**  
11' 09" x 9' 10" (3.58m x 3m) (measurement not including wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

**BEDROOM 2**  
11' 10" x 8' 0" (3.61m x 2.44m) (measurement not including wardrobes) Built in wardrobes, double glazed window to rear, carpet, radiator.



**BEDROOM 3**  
8' 08" x 7' 01" (2.64m x 2.16m) (measured at maximum) Double glazed window to front, laminate flooring, radiator.

**SHOWER ROOM**  
Wash hand basin in vanity unit, shower, opaque double glazed window to rear, tiled walls, wood effect flooring, heated towel rail.

**SEPARATE WC**  
Low level WC, opaque double glazed window to side, laminate flooring, radiator.

**OTHER BENEFITS INCLUDE:**

**GARDEN**  
Patio area with rest laid to lawn, workshop, greenhouse.



**INTEGRAL TANDEM GARAGE**  
23' 02" x 9' 09" (7.06m x 2.97m) Electric roller blind door to front, opaque double glazed door to rear, opaque double glazed window to rear, stainless steel sink and drainer, space for fridge/freezer, space for washing machine and dryer, space for dishwasher, power and light.

**OFF STREET PARKING**

**DOUBLE GLAZING**

**CENTRAL HEATING SYSTEM**

GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.

1ST FLOOR  
379 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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.  
Made with Metropix ©2023

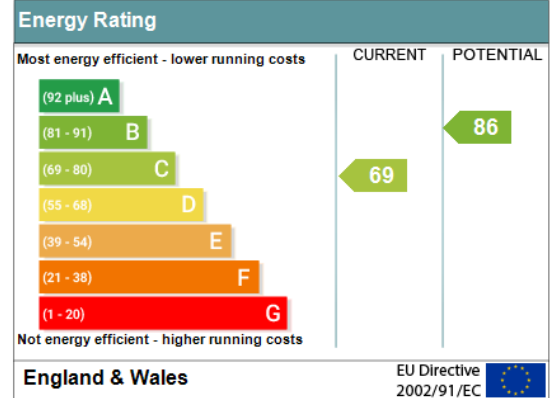
## Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 64 Rookesley Road, ORPINGTON, BR5 4HJ  
RRN: 2237-0822-8200-0356-3206



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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

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

**THOMAS BROWN**  
ESTATES