

# THOMAS BROWN

ESTATES



**66 Rusland Avenue, Orpington, BR6 8AT**

**Asking Price: £514,000**

- 2 Double Bedroom Semi-Detached Bungalow
- Well Located for Orpington Station & Darrick Wood
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Sought After Location





## Property Description

Thomas Brown Estates are delighted to offer this end of chain and rare to the market, two double bedroom semi-detached bungalow set on a corner plot within a highly sought after residential road in Orpington and within the catchment of Darrick Wood School and walking distance to Orpington Station. STPP the property has fantastic scope to extend across the rear and/or into the loft space if required as many have done in the location. The accommodation on offer comprises; entrance porch and hall, two double bedrooms, lounge/dining room, fitted kitchen, conservatory and a modern shower room. Externally, there is an attractive mature garden to the rear aspect of the property and a garage to the rear (vehicular access from the side). Rusland Avenue is well located for local schools (including Newstead Woods and Darrick Wood) shops, bus routes and Orpington mainline station. Internal viewing is highly recommended. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



#### **ENTRANCE PORCH**

Door to side, double glazed window to front and side, carpet.

#### **ENTRANCE HALL**

Double glazed opaque door to side, carpet, radiator.

#### **LOUNGE**

14' 6" x 11' 3" (4.42m x 3.43m) Double glazed sliding door to conservatory, carpet, radiator.

#### **KITCHEN**

10' 8" x 9' 11" (3.25m x 3.02m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer, space for cooker, space for washing machine, space for undercounter fridge, space for undercounter freezer, double glazed window to rear, double glazed door to side, tile effect flooring.



#### **CONSERVATORY**

12' 0" x 8' 9" (3.66m x 2.67m) Brickbase, double glazed windows to both sides and rear, double glazed patio doors to side.

#### **BEDROOM 1**

15' 2" x 11' 4" (4.62m x 3.45m) Fitted wardrobe, double glazed bay window to front, carpet, radiator.

#### **BEDROOM 2**

11' 2" x 9' 11" (3.4m x 3.02m) Double glazed bay window to front, carpet, radiator.



#### **SHOWER ROOM**

Low level WC, wash hand basin, double walk-in shower with shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.

#### **OTHER BENEFITS INCLUDE:**

#### **FRONT GARDEN**

Laid to lawn.

#### **GARDEN**

70' 0" (21.34m) Patio area with rest laid to lawn, mature shrubs, side access.

**GARAGE TO REAR OF GARDEN** (could be converted to a drive) Access to side.

#### **DOUBLE GLAZING**

#### **CENTRAL HEATING SYSTEM**

#### **ALARM SYSTEM**

#### **NO FORWARD CHAIN**



GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 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 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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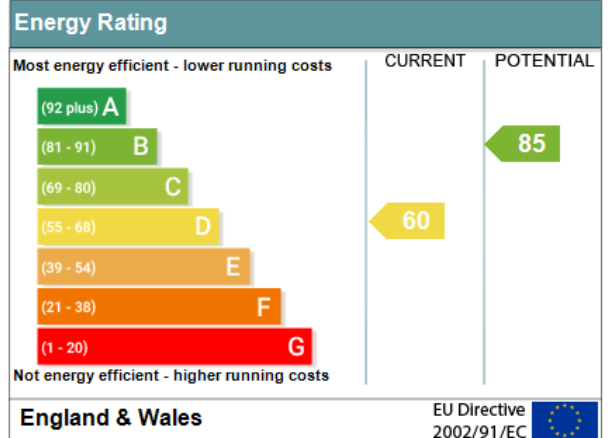
## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

**Address:** 66 Rusland Avenue, ORPINGTON, BR6 8AT  
**RRN:** 0330-2778-5310-2297-4055



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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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