

# THOMAS BROWN

ESTATES



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

**Asking Price: £415,000**

- 2 Bedroom Semi-Detached Bungalow
- Fantastic Potential to Extend Further (STPP)
- 26'3 Lounge/Diner
- Rear Extended, Summerhouse







## Property Description

Thomas Brown Estates are delighted to offer this very well presented, rear extended two bedroom semi-detached bungalow boasting fantastic potential to extend further across the rear and/or into the loft space (STPP). The accommodation on offer comprises: entrance hall, open plan lounge/dining room with direct access to the rear garden, modern fitted kitchen, shower room and two bedrooms. Externally there is a well kept rear garden perfect for entertaining and alfresco dining, shed and a summerhouse, and a block paved drive to the front. 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.





#### ENTRANCE HALL

Double glazed opaque door to side, storage cupboard, tiled flooring, radiator.

#### LOUNGE/DINER

26' 3" x 11' 0" (8m x 3.35m) (measured at maximum) Feature fireplace, double glazed window to side, double glazed French doors to rear, solid wood flooring, two covered radiators.

#### KITCHEN

8' 8" x 9' 9" (2.64m x 2.67m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated double oven, integrated electric hob with extractor over, integrated washing machine, space for under counter fridge, space for under counter freezer, tiled splashback, double glazed window to rear, double glazed door to side, tiled flooring.



#### BEDROOM 1

13' 10" x 11' 2" (4.22m x 3.4m) Double glazed bay window to front, solid wood flooring, covered radiator.

#### BEDROOM 2

8' 8" x 8' 3" (2.64m x 2.51m) Double glazed window to front, solid wood flooring, covered radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle with rainforest head and shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.



#### OTHER BENEFITS I INCLUDE:

#### GARDEN

60' 0" x 26' 0" (18.29m x 7.92m) Patio area with rest laid to lawn, shed, side access.

#### SUMMERHOUSE

Windows and French doors to front.

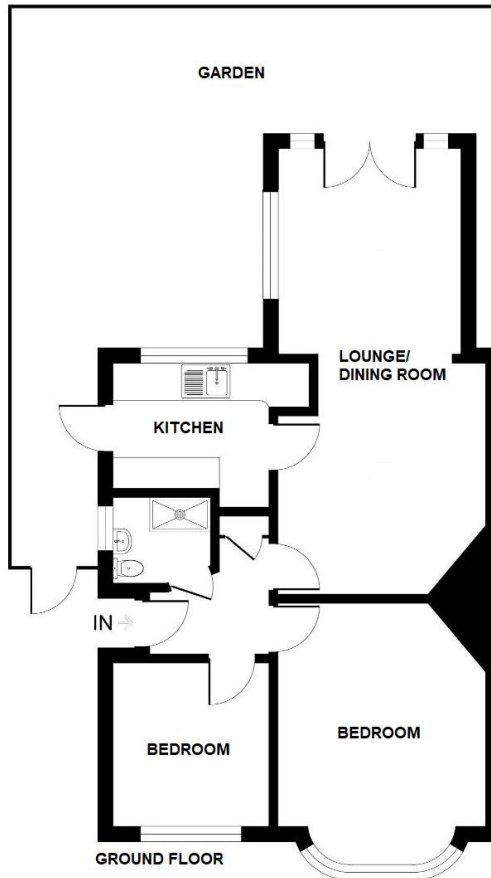
#### OFF STREET PARKING

Low maintenance, drive.

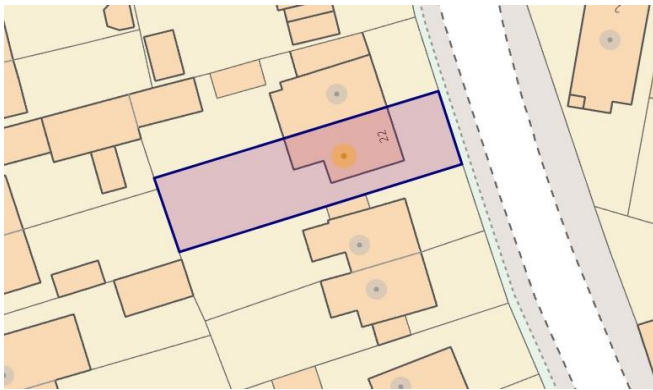
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**Construction: Standard**

**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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