

THOMAS BROWN

ESTATES



3 Rookesley Road, Orpington, BR5 4HL

Asking Price: £455,000

- 3 Bedroom Extended Semi-Detached Property
- Potential to Extend Further into Loft Space (STPP)
- Deceptively Spacious (1048 sqft)
- Quiet, Sought After Road





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious and immaculately presented, (1048 sqft) extended three bedroom semi-detached property located in a quiet and sought after road in Orpington. The accommodation on offer comprises: spacious entrance hall, lounge, kitchen/diner, three bedrooms, modern shower room and additional WC. Externally there is a low maintenance paved rear garden perfect for alfresco dining and entertaining, and off street parking to the front via the driveway. STPP the property could be extended further into the loft space as many have done in the local area. Rookesley Road is well located for local schools, St. Mary Cray Station and local bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of finish and location on offer.



ENTRANCE HALL

Composite door to front, two storage cupboards, solid wood flooring, two radiators.

LOUNGE

16' 03" x 13' 04" (4.95m x 4.06m) Double glazed window to rear and front, carpet, radiator.

KITCHEN/BREAKFAST ROOM

15' 01" x 12' 09" (4.6m x 3.89m) Range of matching wall and base units with solid wood worktops, butler sink, integrated double oven, integrated electric hob with extractor over, space for washing machine, space for dishwasher, space for undercounter fridge, space for undercounter freezer, space for table and chairs, double glazed window to rear, double glazed opaque door to rear, tiled flooring.



BEDROOM

12' 09" x 11' 10" (3.89m x 3.61m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM

12' 11" x 10' 02" (3.94m x 3.1m) (measured at maximum) Double glazed window to rear, tiled flooring, radiator.

BEDROOM

15' 05" x 7' 11" (4.7m x 2.41m) (16' 0" x 15' 5" - at max.) Fitted wardrobe, double glazed window to front, carpet, radiator.



SHOWER ROOM

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

WC

Low level WC, wash hand basin in vanity unit, double glazed opaque window to side, tiled walls, tiled flooring.

OTHER BENEFITS INCLUDE:

GARDEN

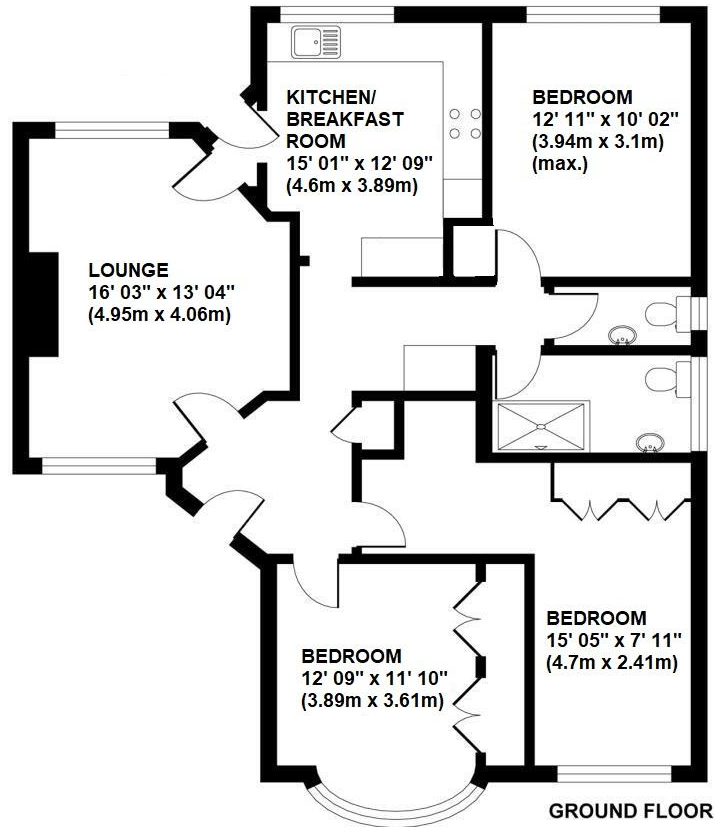
40' 0" x 32' 0" (12.19m x 9.75m) Low maintenance, decked area, paved, side access.

OFF STREET PARKING

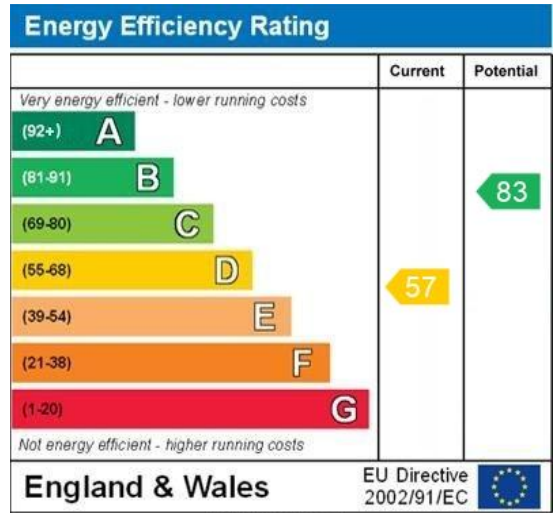
DOUBLE GLAZING

CENTRAL HEATING SYSTEM





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Construction: Standard

Council Tax Band: E

Tenure: Freehold

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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