

THOMAS BROWN

ESTATES



Rushmore Hill, Orpington, BR6 7NQ

Guide Price: £635,000-£650,000

- 3 Double Bedroom Detached Chalet Property
- Recently Modernised, Immaculately Presented
- 2 Reception Rooms, 2 Bathrooms
- Sought After Pratts Bottom Village





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented and recently modernised three double bedroom, two bathroom detached chalet property situated in the heart of the much sought after Pratts Bottom Village, that must be viewed to fully appreciate the quality of location and specification on offer. The accommodation comprises: large entrance hallway, modern fitted kitchen, lounge, dining room, bedroom three and a shower room to the ground floor. To the first floor are two double bedrooms and a bathroom. Externally there is a wonderful landscaped rear garden perfect for alfresco dining and entertaining, drive for three vehicles and a garage to the front. Please note the current owners have refurbished the property throughout since 2020 to include a rewire, new combi boiler, underfloor heating to all hard floors, air-con to the first floor bedrooms and new kitchen and bathrooms. Rushmore Hill is well located for local schools, shops, bus routes and Chelsfield/Knockholt mainline stations. Internal viewing is highly recommended. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location, floorspace and standard of accommodation on offer.



ENTRANCE HALL

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

LOUNGE

16' 07" x 12' 07" (5.05m x 3.84m) Semi rural views to front, double glazed window with shutters to front, double glazed opaque panel to side, carpet, radiator.

DINING ROOM

19' 02" x 10' 08" (5.84m x 3.25m) Double glazed window and double glazed doors to rear, double glazed opaque window to side, Amtico flooring, radiator.

KITCHEN

11' 09" x 8' 09" (3.58m x 2.67m) Range of matching wall and base units with quartz worktops over, stainless steel sink with Quooker tap, integrated 5 ring gas hob with extractor over, integrated steam combi microwave oven, integrated fridge/freezer, integrated dishwasher, integrated wine fridge, breakfast bar, double glazed window with shutters to front and side, Amtico flooring, radiator.

UTILITY AREA

16' 07" x 3' 08" (5.05m x 1.12m) Space for washing machine, space for tumble dryer, double glazed opaque door to front.

BEDROOM 3

12' 09" x 10' 10" (3.89m x 3.3m) Double glazed window to rear, Amtico flooring, radiator.

SHOWER ROOM

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

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

16' 07" x 16' 04" (5.05m x 4.98m) (measured at maximum) Double glazed window with shutters to front, double glazed opaque window to side, carpet.

BEDROOM 2

16' 05" x 11' 04" (5m x 3.45m) (measured at maximum) Double glazed window to rear, double glazed opaque window to side, carpet.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower attachment, Velux window, Amtico flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

35' 0" x 31' 0" (10.67m x 9.45m) Patio and decked areas with rest laid to lawn, flowerbeds.

FRONT GARDEN/OFF STREET PARKING

Drive for 3 vehicles, laid to lawn, path to front door, mature shrubs.

GARAGE

16' 04" x 8' 11" (4.98m x 2.72m) (approx.) Up and over door, power.

DOUBLE GLAZING

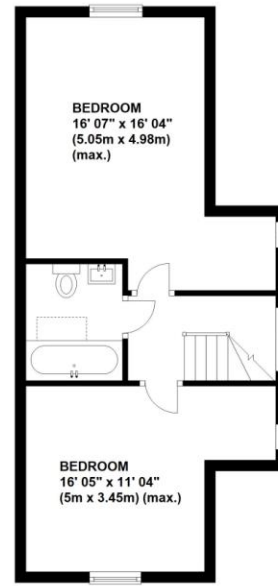
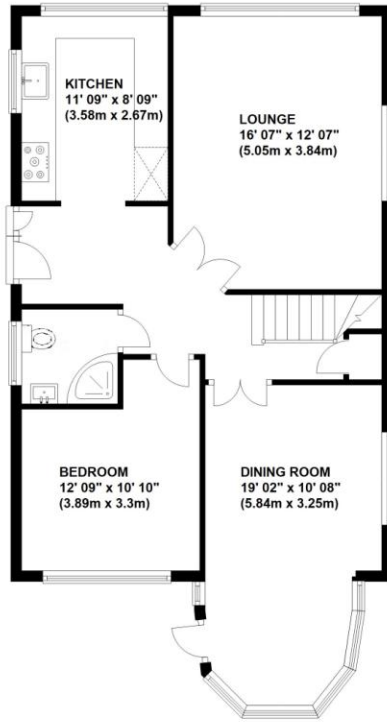
CENTRAL HEATING SYSTEM



Ground Floor
Approx. 74.6 sq. metres (803.0 sq. feet)

First Floor
Approx. 40.5 sq. metres (435.6 sq. feet)

GARAGE
16' 04" x 8' 11"
(4.98m x 2.72m)
(approx.)



Total area: approx. 115.1 sq. metres (1238.6 sq. feet) (GARAGE NOT INCLUDED)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Construction: Standard

Council Tax Band: F

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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