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RAMSDEN ROAD, ORPINGTON, BR5 4LU
£500,000





Beautiful three/four bedroom semi detached bungalow with larger than average garden, garage and off street parking, superbly situated in a sought after Orpington location close to transport links and High Street amenities. Offering significant potential for extension, subject to planning permission, this fantastic home provides bright and spacious accommodation with modern interiors throughout – perfect to either move straight, let out as investment, or extend and re-model to suit own needs! Features include one/two reception rooms, well equipped kitchen, modern bathroom, gas central heating, double glazing, inbuilt storage and quality floor coverings.

Accommodation comprises entrance hall leading into the inviting reception room with feature fireplace, ample space for both relaxing and dining, and sliding doors onto a rear sun room with garden views. An adjoining room provides versatile living space as either a further reception or bedroom. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, and further space for appliances. There are also three well sized bedrooms, plus a family bathroom with white three piece suite.

The property is conveniently located within easy access of Orpington station providing excellent links into Central London, as well as regular bus routes connecting the surrounding area. The centre of Orpington itself is just a short walk away, providing an array of shops, cafes, bars, , restaurants and amenities including a cinema, the Walnuts leisure centre and useful supermarkets. The area is also well served by a number of excellent schools and open spaces including nearby Priory Gardens, Grassmead Recreation Ground, and Poverest Park.

Viewings are highly recommended.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |