

THOMAS BROWN

ESTATES

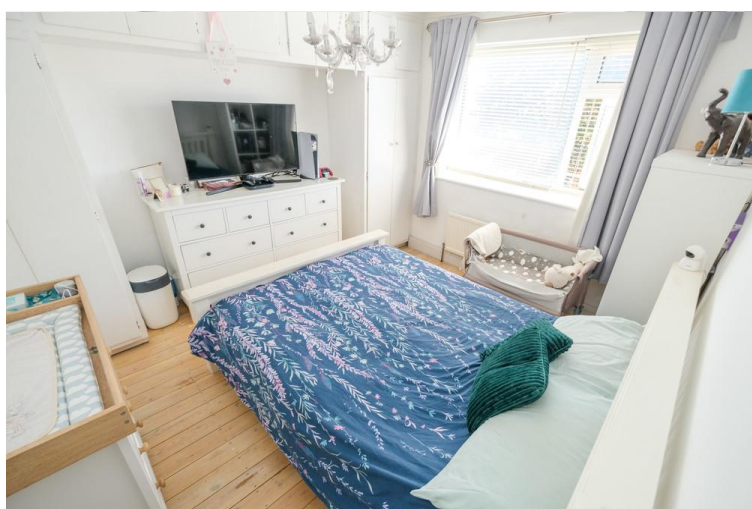


66 Rookesley Road, Orpington, BR5 4HJ

Asking Price: £480,000

- 3 Bedroom Semi-Detached House
- Great Potential to Extend (STPP)
- Boasting a Large Garden Cabin
- Quiet Sought After Road





Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property located in a quiet and sought after road in Orpington, boasting a large cabin and great potential to extend (STPP). The accommodation on offer comprises: entrance hall, lounge, kitchen/breakfast room and utility/dining room with a WC (was the garage) to the ground floor. To the first floor are three bedrooms and a shower room. Externally there is a 60ft+ rear garden mainly laid to lawn with a patio area perfect for alfresco dining and entertaining, and a cabin ideal for a home office or gym. To the front is a driveway for three vehicles. STPP the property could be extended across the rear and/or 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 location on offer.



ENTRANCE HALL

Double glazed opaque door to front, double glazed window to side, laminate flooring.

LOUNGE

13' 09" x 11' 10" (4.19m x 3.61m) Double glazed bay window to front, laminate, radiator.

KITCHEN/BREAKFAST ROOM

18' 02" x 9' 07" (5.54m x 2.92m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for dishwasher, breakfast bar, two double glazed windows to rear, part laminate and part tiled flooring, radiator.

UTILITY/DINING ROOM

17' 06" x 9' 07" (5.33m x 2.92m) Range of matching wall and base units with worktops over, space for American fridge/freezer, space for washing machine, space for tumble dryer, double glazed French doors to rear, tiled flooring.

CLOAKROOM

Low level WC, wash hand basin, double glazed window to rear, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed window to side, carpet.

BEDROOM 1

11' 10" x 11' 09" (3.61m x 3.58m) Fitted wardrobes, double glazed window to front, exposed floorboards, radiator.

BEDROOM 2

11' 10" x 8' 01" (3.61m x 2.46m) (measured at maximum) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 08" x 7' 01" (2.64m x 2.16m) Double glazed window to front, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, double shower with shower attachment, double glazed opaque window to side and rear, tiled walls, tiled flooring.

OTHER BENEFITS I INCLUDE:

GARDEN

62' 0" (18.9m) Patio area with rest laid to lawn, mature flowerbeds.

CABIN

16' 0" x 15' 09" (4.88m x 4.8m) French doors, power and light.

OFF STREET PARKING

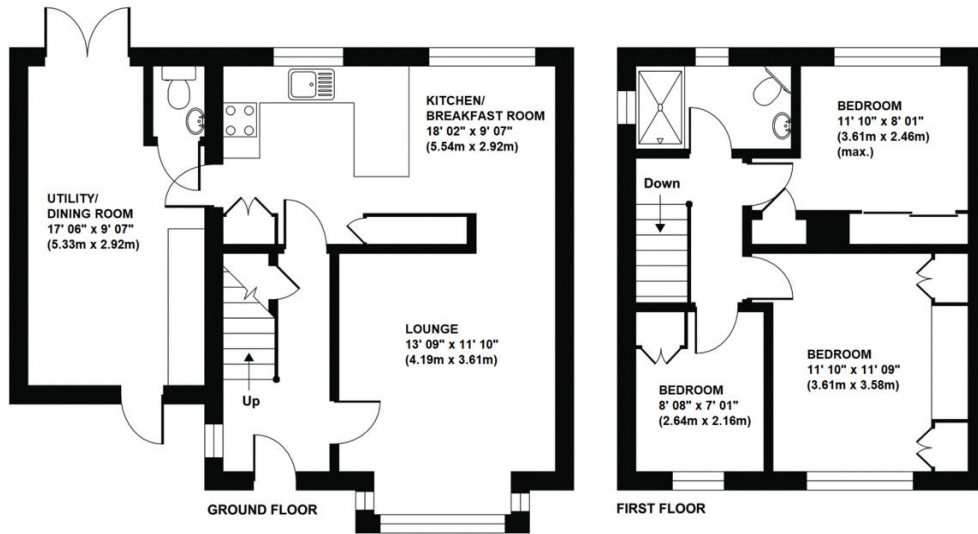
Block paved drive for multiple vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



APPROX. GROSS INTERNAL FLOOR AREA 1001 SQ FT 92.9 SQ METRES

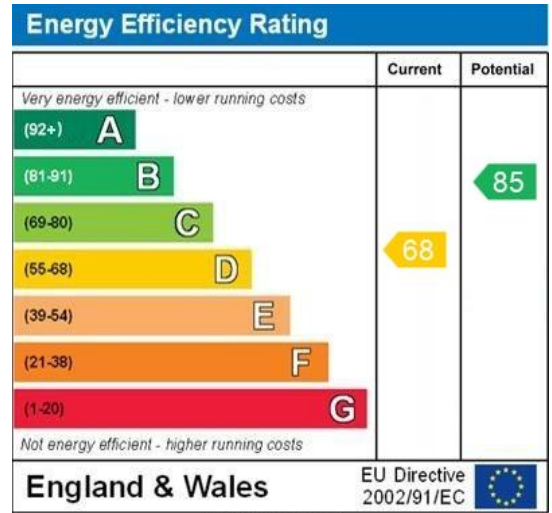


This plan is for illustration purpose only - not to scale



Council Tax Band: E

Tenure: Freehold



WWW.EPC4U.COM

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES