



Rookesley Road, Orpington, Kent, BR5 4HJ

£425,000 Freehold





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## Description

This extended and very well presented semi-detached bungalow is situated in a popular residential area close to Greenbelt countryside, and yet just a short car or bus journey (with bus routes near by) from both St Mary Cray railway station and Orpington railway station and High Street with all it's amenities. Local schools are also close by.

Accommodation includes a 26'3" reception room and dining room overlooking the south facing rear garden; a modern kitchen; two good sized bedrooms; and a modern shower room. Over the past few years, the property has benefitted from a new

boiler, plus new double glazing. and the bungalow was recently re-rendered externally, too. With potential to extend further, particularly into the loft (subject to usual building consents), viewing is essential in order to appreciate all that this property has to offer.

## Hallway

Composite entrance door to the side. Ceramic tiled flooring. Panel radiator. Storage cupboard. Access to loft space.

## Reception Room & Dining Room

26'3" x 11'0" max (8.00m x 3.35m max)

With double glazed French doors leading onto the rear garden, and additional double glazed window to the side. Feature fireplace. solid wood flooring. Two panel radiators within decorative cabinets.

## Kitchen

8'9" x 8'8" max (2.67m x 2.64m max)

Fitted with a range of modern wall, base and drawer

units, with work surfaces and inset stainless steel single bowl single drainer sink unit. Tiled splash back and ceramic tiled flooring. Integrated kitchen appliances including: electric oven and hob, with extractor hood above; and washing machine. Space for freestanding under-counter fridge, and under counter freezer. Double glazed window overlooking the rear garden, and with double glazed door to the side.

## Bedroom 1

13'10" x 11'2" max (4.22m x 3.40m max)

Double glazed bay window to the front. Solid wood flooring. Panel radiator within decorative cabinet.

## Bedroom 2

8'8" x 8'3" max (2.64m x 2.51m max)

Double glazed window to the front. Solid wood flooring. Panel radiator within decorative cabinet.

## Shower Room

Fitted with a modern white suite comprising:- double shower cubicle with large "rain drop" shower head, plus attachment; low level WC; and wash hand basin. Tiling to walls. Double glazed frosted window to side. Ceramic tiled flooring. Heated towel rail.

## Front Garden

Own driveway providing off road parking.

## Rear Garden

approximately 60'0" (approximately 18.29m)

Backing approximately south. With a terraced area immediately behind the bungalow, and then laid to lawn, with borders. Pedestrian side access. Garden shed.

## Summerhouse

With French doors to front, and windows.

### Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "D"

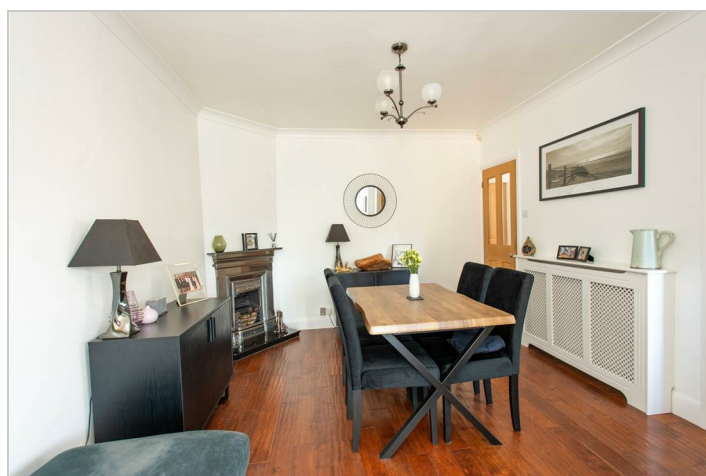
EPC Rating: "D"

Total Square Meters: Approx. 55

Total Square Feet: Approx. 592

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)





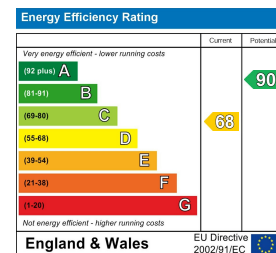
## Floor Plan



## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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