



## Rusland Avenue | Orpington | BR6

£900,000

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		75	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

- Extended detached bungalow
- 2 Bathrooms
- Well-presented throughout
- Close to Darrick Wood and Newstead Wood schools
- 4 Bedrooms
- Modern open-plan kitchen/living space
- Large outbuilding to the rear
- South-facing garden



£900,000 Freehold



Kenton are delighted to present to the market this substantial, detached bungalow which has been extended to provide ample space for a growing family. Internally, the property has been well-maintained throughout, with the accommodation comprising; 4 bedrooms (3 doubles and an objectively good size single room), 2 bathrooms (one full suite and one shower room), a large open-plan living room to the rear with modern fitted kitchen and bi-folding doors to the covered decking area, plus a separate utility room. The garden boasts a southerly aspect, is totally secluded and mainly laid to lawn, therefore relatively low-maintenance. Additionally, this property benefits from a sizeable outbuilding (31'10" x 10'10" in total), which is currently being utilised as a gym and yoga room, however could be converted into office space as there is electricity and partial underfloor heating. Also worthy of mention, there is a good size driveway to the front of the property, providing off-street parking for multiple vehicles. Situated on the sought-after road of Rusland Avenue, this property ideally located for a number of coveted schools such as, Darrick Wood and Newstead Wood Secondary Schools, as well as Tubbenden Primary School, all of which are within walking distance (the furthest circa 15 minutes). Furthermore, for commuters, Orpington Station is situated only 20 minutes' walk, and various bus routes are available on the nearby Crofton Road. Given the quality and size of accommodation on offer, we highly recommend your earliest attention to view.

## Rusland Avenue, Orpington, BR6



### Entrance Hall

Double glazed composite door to front, radiator, wood flooring.

### Open-plan Kitchen/Living Area

26'2" x 23'10" measured at maximum (7.98m x 7.26m measured at maximum)

Double glazed windows to the rear, double glazed bi-fold doors to the side, further double glazed window to the side, electric fireplace. To the Kitchen, there are a range of matching wall and base units cupboards and drawers, extensive work surfaces, sink unit with mixer tap, space for Rangemaster oven, extractor hood, integrated dishwasher, space for upright fridge freezer, radiators, laminate wood flooring.

### Utility Room

9'2" x 4'5" (2.79m x 1.35m)

Range of matching wall and base units, plumbing for washing machine, space for tumble dryer, vinyl flooring.

### Bedroom 1

14'2" x 10'5" (4.32m x 3.18m)

Double glazed bay window to the front, range of fitted wardrobes and drawers, radiator, laminate wood flooring.

### Bedroom 2

13'3" x 12'6" (4.04m x 3.81m)

Double glazed windows to the side, electric fireplace, radiator, laminate wood flooring.

### Bedroom 3

13'1" x 10'11" (3.99m x 3.33m)

Double glazed bay window to front, radiator, laminate wood flooring.

### Bedroom 4

11'9" x 7'2" (3.58m x 2.18m)

Double glazed window to rear, radiator, laminated wood flooring.

### Family Bathroom

14'9" x 7'3" (4.50m x 2.21m)

Double glazed window to the front, low level WC, wash hand basin in vanity unit, jacuzzi bath, double shower with rainforest head and attachment, heated towel rail, radiator, vinyl flooring.

### Shower Room

Low level WC, wash hand basin in vanity unit, double shower with rainforest head and attachment, heated towel rail, vinyl flooring.

### Rear Garden

Totally secluded south-facing rear garden with large covered decking area (5.54m x 4.06m), traditional lawn with flowerbeds and borders, mature shrubs and trees, covered storage to side, gated access to the rear, large outbuilding.

### Gym/Outbuilding

31'10" x 10'10" (9.70m x 3.30m)

French doors to front, three windows to front, carpet and laminate flooring, part under floor heating, power and light.

### Driveway

Paved driveway for multiple vehicles.

