



Total area: approx. 83.8 sq. metres (902.3 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>		✗	✗
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Rusland Avenue | Orpington | BR6

£550,000

- Chain free
- Well-kept throughout
- 2 Reception rooms
- Detached garage
- Semi-detached bungalow
- 2 Bedrooms
- Circa 120ft south-facing garden (unmeasured)
- Large driveway





Situated on a sought after road, we are delighted to present to the market this 2 bedroom semi-detached bungalow offered chain free. Internally, the property comprises; an L-shaped entrance hall leading to a spacious dining room, separate lounge (which overlooks the manicured rear garden), a sun room and reasonable sized kitchen. To the front of the property, there are two bay-fronted bedrooms, plus a shower room. Moving outside, you will find a covered car port to the side (measuring circa 32ft x 8ft) giving ample storage space, or even the potential for one to extend, subject to the usual planning consents of course. Furthermore, the rear garden is divided into 3 manageable sections and spans circa 120ft (unmeasured), including a large vegetable patch for those gifted with green fingers! The detached garage is ideal for those looking for a workshop, or even somewhere to convert into a home office or gym and the driveway offers plenty of off-street parking. Whilst the bungalow is tidy and very well-kept throughout, it does require a degree of modernisation throughout and so offers any new owner the opportunity to put their own stamp on the accommodation. Rusland Avenue is ideally situated for public transport with the nearest bus stop only 8 minutes walking distance, and Orpington Station 17 minutes. Also worth noting, both Darrick Wood, Newstead Wood and Crofton schools are also within close proximity to the property. To conclude, the bungalow is ideal for those looking to downsize, as well as any growing family keen to re-design and re-configure a property to suit their needs. Viewings are scheduled by appointment only.



## Rusland Avenue, Orpington, BR6



### Entrance Hall

9'9" x 9'6" (2.97m x 2.90m)

L-shaped with wooden front door to side, small cupboard housing meters, picture rail, radiator, fitted carpet.

### Bedroom 2

10'5" into bay x 9'2" (3.18m x 2.79m)

Double glazed bay window to the front, picture rail, radiator, fitted carpet.

### Bedroom 1

15'5" into bay x 12'2" (4.70m x 3.72m)

Double glazed bay window to the front, picture rail, radiator, fitted carpet.

### Bathroom

6'4" x 6'5" (1.92m x 1.95m)

Double glazed frosted window to side, fully tiled walls, low-level WC, wash hand basin, electric shower over shower tray, extractor fan, radiator, vinyl flooring.

### Kitchen

9'5" x 9'1" (2.87m x 2.78m)

Double glazed frosted door to the side, double glazed window to the side, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap and water filter tap, extensive working surfaces with splashback tiling, electric cooker, washing machine, fridge freezer, wall-mounted boiler, radiator, vinyl flooring.

### Dining Room

13'11" x 12'2" (4.25m x 3.71m)

Double glazed doors to the Sun Room, coved ceiling, radiator, picture rail, fitted carpet.

### Lounge

12'6" x 13'0" (3.82m x 3.97m)

Double glazed door to the rear garden with double glazed side window panels, gas fire with mantelpiece, wall lights, coved ceiling, picture rail, radiator, fitted carpet.

### Sun Room

12'5" x 8'4" (3.79m x 2.54m)

Single brick construction with, double glazed door to the rear with double glazed side window panels, single glazed frosted windows to the side, radiator, tiled flooring.

### Rear Garden

South-facing, patio area with traditional lawn, flowerbeds and borders, mature plants and shrubs, greenhouse, vegetable patch, further lawn area to the rear, large wooden shed.

### Car Port

32'5" x 8'5" (9.88m x 2.57m)

Wooden double doors to front, outside water tap, outside power socket, gate to garden.

### Garage

15'5" x 7'7" (4.70m x 2.31m)

Double glazed window to the side, power and light, wooden double doors to front.

### Front Garden

Off-street parking for 2 cars, mature shrubs.



