



Rawlings Close | South Orpington, Kent, BR6 6JW



£850,000 Freehold

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Rawlings Close

South Orpington

An opportunity to purchase this superb & immaculately presented four bedroom, two bathroom detached house. The property enjoys a lovely plot in a quiet cul-de sac location.

Property Features

- Council Tax: F
- EPC Rating: D
- Wealth Of Quality Fittings
- Ground Floor Bedroom With En-Suite
- Modern Decor In Neutral Tones
- Contemporary Four Piece Bathroom Suite
- Private Driveway
- Well Maintained Front & Rear Gardens
- Highly Sought After Location
- Close To Stations & Schools



Interior

Entrance Hall: Double glazed composite door to front, stairs to first floor radiator, large storage cupboard and wood laminate flooring.

Ground Floor Cloakroom: Fitted with a wash hand basin and wc. Chrome heated towel rail. Double glazed opaque windows to side,

Inner Hall; With mirror fronted storage. Wood laminate flooring. Giving access to:-

Utility Room: 2.2m x 1.57m (7'3" x 5'2") Fitted with a matching range of wall and base units with work surfaces. Space for fridge freezer and washing machine. Sink unit & drainer. Door to side,

Bedroom 4: 4.6m x 2.29m (15'1" x 7'6") (Maximum dimensions and narrowing to 2'8). Dual aspect with a double glaze bay window to front and double glazed door opening onto the rear garden. Wood laminate flooring. Access to:-

En- Suite Shower Room: Fitted with a walk in shower cubicle, wash hand basin and wc. Chrome heated towel rail.

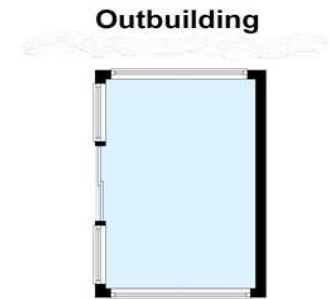
Lounge: 6.88m x 3m (22'7" x 9'10") Large double glazed bay window to front, two radiators and wood laminate flooring. Large archway to:-

Dining Room: 4.95m x 2.44m (16'3" x 8') Double glazed sliding patio door opening onto the rear garden. Double glazed windows to side, radiator and wood laminate flooring.

Kitchen: 3.89m x 2.67m x (12'9" x 8'9" x) Fitted with a modern range of wall, base & display units with work surfaces. Integrated Neff oven, induction hob and Samsung extractor canopy. Built in fridge freezer. Butler sink. Attractive tiled splashbacks. Double glazed window to rear.

Landing: Double glazed window to side, airing cupboard, access to loft and fitted carpet.

Principal Bedroom: 4.17m x 3.58m (13'8" x 11'9") Double glazed window to front, mirror fronted fitted wardrobes, radiator and wood laminate flooring.



Total area: approx. 132.0 sq. metres (1420.8 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

Bedroom 2: 4.42m x 2.67m (14'6" x 8'9") Double glazed window to rear, fitted wardrobes, radiator and wood laminate flooring.

Bedroom 3: 3.38m x 2.3m (11'1" x 7'7") Double glazed window to front, fitted wardrobes, radiator and wood laminate flooring.

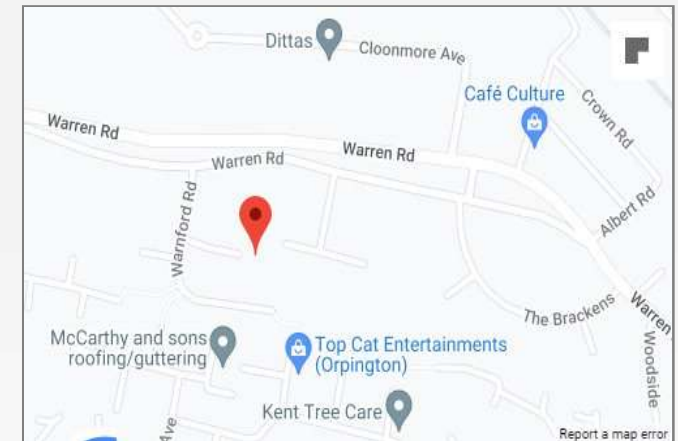
Family Bathroom: Fitted with a contemporary four piece suite with contrasting chrome fittings comprising a walk in shower cubicle, panelled bath, wash hand basin and wc. Chrome heated towel rail. Double glazed opaque windows to rear. Heated towel rail.





Property Location

Rawlings Close, South Orpington, Kent, BR6 6JW



Exterior

Rear Garden: 62' x 35': Laid to lawn with a patio area. Raised wood decked patio. A variety of shrubs & trees. Bespoke built garden shed. Side access.

Summerhouse/Outbuilding: 14'7 x 9': With windows to side and sliding doors to front. Tiled flooring.

Private Driveway: Providing off road parking and leading to:

Garage: 7'4 x 7'3: (Not large enough for parking and is currently being used as a Gym area). With up and over door. Power & lighting.

Additional Information

Sitting on the South side of Orpington and close to Chelsfield and Orpington Mainline stations alike with fast links to London. Warren Road & St Olaves schools are nearby with access to local shops, playing fields and country walks.

FOR MORE INFORMATION CONTACT US TODAY.

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