



Rutland Way | Orpington, Kent, BR5 4DY



£450,000 Freehold

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# Rutland Way

Orpington

An opportunity to purchase this three bedroom, two bathroom end of terrace house situated in a popular residential road. The property benefits include off road parking & an outbuilding to the rear.

## Property Features

- Central Heating & Double Glazing
- Two Reception Rooms
- Ground Floor Shower Room
- First Floor Modern Bathroom
- Approx 60ft Rear Garden
- Popular Location
- Chain Free
- Council Tax: D
- EPC Rating: D



## Interior

**Entrance Hall:** Wooden entrance door. Double glazed window to front. Stairs to first floor, radiator and wood laminate flooring.

**Additional Reception:** 3.53m x 3.1m (11'7" x 10'2") Double glazed window to front, feature fireplace, radiator and wood laminate flooring.

**Ground Floor Shower Room:** Fitted with a walk in shower cubicle, wash hand basin set in vanity unit and wc. Chrome heated towel rail.

**Lounge:** 3.5m x 2.97m (11'6" x 9'9") Radiator and wood laminate flooring. Large archway to:-

**Kitchen/Breakfast Room:** 4.65m x 3.5m (15'3" x 11'6") Fitted with matching range of wall and base units with work surfaces Sink unit with drainer and mixer tap. Integrated oven, induction hob. Space for fridge freezer, washing machine and dishwasher. Double glazed window to rear. Double glazed French doors opening onto the rear garden.

**Landing:** Double glazed porthole window to rear, access to loft and wood flooring.

**Bedroom 1:** 3.9m x 3.05m (12'10" x 10') Double glazed window to front, radiator and wood flooring.

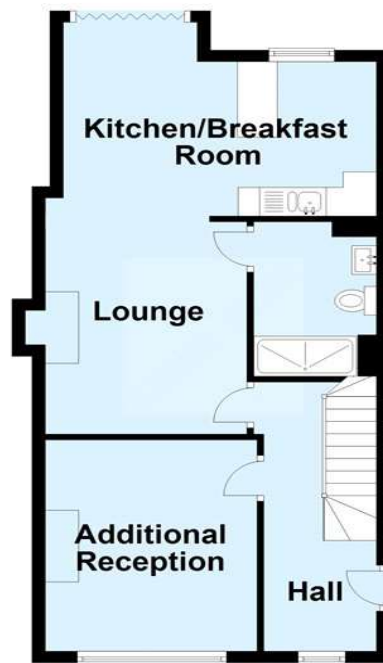
**Bedroom 2:** 3.2m x 3.05m (10'6" x 10') Double glazed window to rear, radiator and wood flooring.

**Bedroom 3:** 2.74m x 1.75m (9' x 5'9") Double glazed window to front, radiator and wood flooring.

**Family Bathroom:** Fitted with a modern three piece suite in white comprising a panelled bath, wash hand basin set in vanity unit and wc. Chrome heated towel rail. Double glazed window to rear.

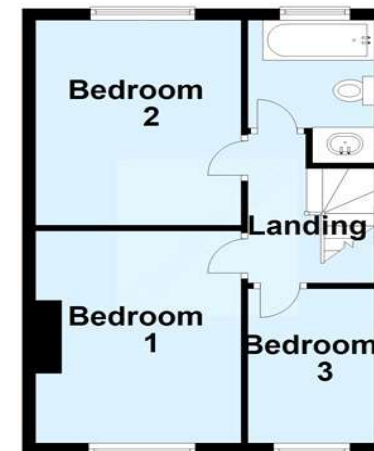
## Ground Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



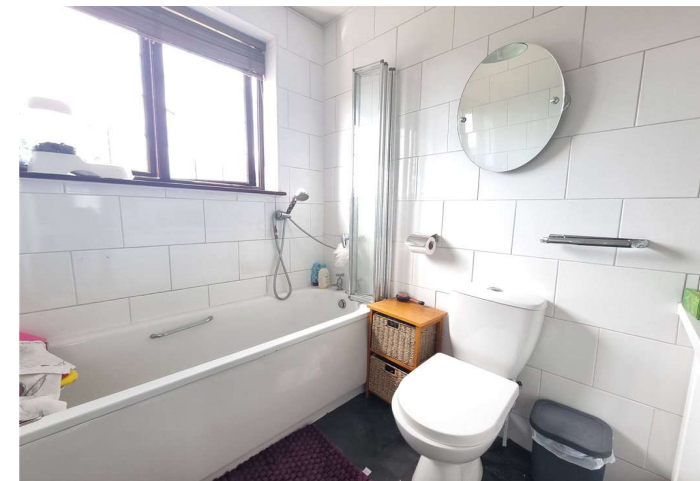
## First Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



Total area: approx. 89.5 sq. metres (963.3 sq. feet)

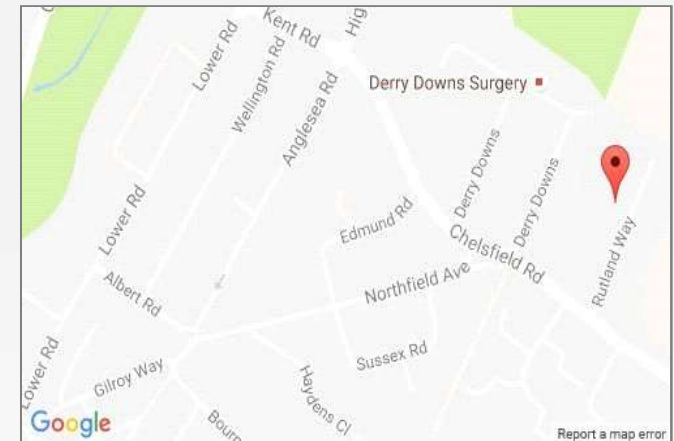
This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.





## Property Location

Rutland Way, Orpington, Kent, BR5 4DY



## Exterior

**Rear Garden:** Measuring approximately 60 ft in length and mainly laid to lawn with various shrubs and a wood decked patio.

**Outbuilding:** 12'5 x 11'5: With door and windows to front. With separate shelved storage area. Currently being used as a bar area.

**Workshop:** With power & lighting. Boarded loft over storage area and workshop.

**Front Driveway:** Providing off road parking for at least three cars. There is also nearby roadside parking.

## Additional Information

The property is conveniently situated for a range of local amenities including Nugent Park Shopping Centre, bus routes and local Schools. Orpington and St Mary Cray Stations are also only a short drive.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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