



Roseberry Gardens | South Orpington, Kent, BR6 9QE

 2  1  1 Guide Price £475,000 to £495,000 Freehold

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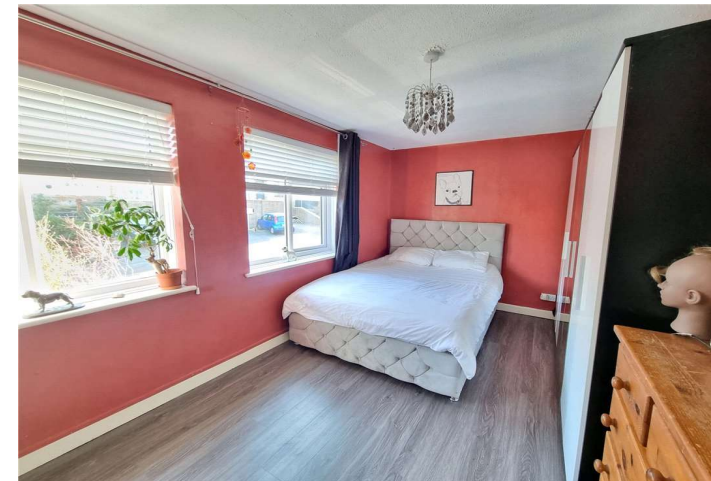
# Roseberry Gardens

South Orpington

An opportunity to purchase this two bedroom semi detached house situated conveniently for Orpington Station & local shops. Although in need of some updating the property offers much potential.

## Property Features

- 19ft Lounge/Dining Room
- Conservatory
- Potential To Extend (STPP)
- Lengthy Tiered Rear Garden
- Driveway & Garage
- Close To Quality Schools
- Council Tax: D
- EPC Rating: D



## Interior

**Entrance Hall:** Composite door to front. Double glazed window to side. Stairs to first floor, radiator and COREtec flooring.

**Lounge/Dining Room:** 5.92m x 3.28m (19'5" x 10'9") (Maximum dimensions). Double glazed window to front, two radiators and COREtec flooring. Double doors opening into:-

**Conservatory:** 2.44m x 2.36m (8' x 7'9") Double glazed to side, radiator and tiled flooring. Double glazed French doors opening onto the rear garden.

**Kitchen:** 3.18m x 2.24m (10'5" x 7'4") Fitted with a range of wall and base units with work surfaces. Space for cooker. Electric hob. Space for fridge freezer. Stainless steel sink unit & drainer. Double glazed window to side. Access to:-

**Utility Area:** 2.44m x 2.44m (8' x 8') With wall mounted central heating boiler. Plumbed for washing machine and space for tumble dryer. Double glazed door to rear garden.

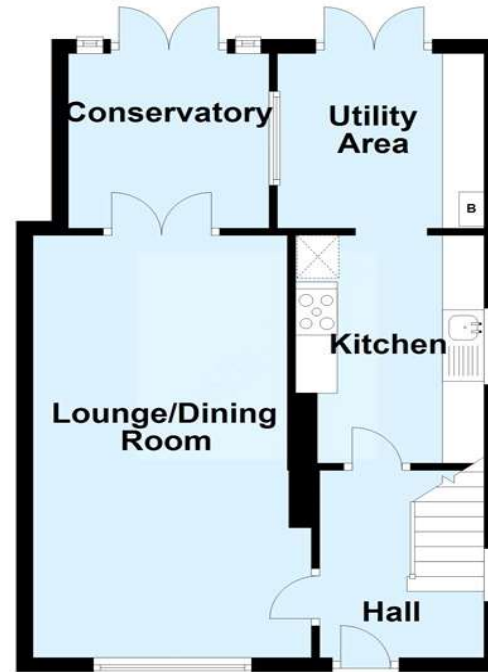
**Landing:** Double glazed window to side. Access to loft and fitted carpet.

**Bedroom 1:** 4.37m x 2.67m (14'4" x 8'9") (Maximum dimensions). Two double glazed windows to front, radiator and COREtec flooring.

**Bedroom 2:** 3.1m x 3.05m (10'2" x 10') Double glazed window to rear, radiator and laminate flooring.

**Family Bathroom:** Fitted with a three piece suite in white with contrasting chrome fittings comprising a panelled bath, pedestal wash hand basin and wc. Heated towel rail. Double glazed opaque window to rear.

## Ground Floor



## First Floor



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





## Exterior

Rear Garden: Patio area with steps leading to main garden area. Well stocked borders with mature shrubs.

Driveway: Leading to:-

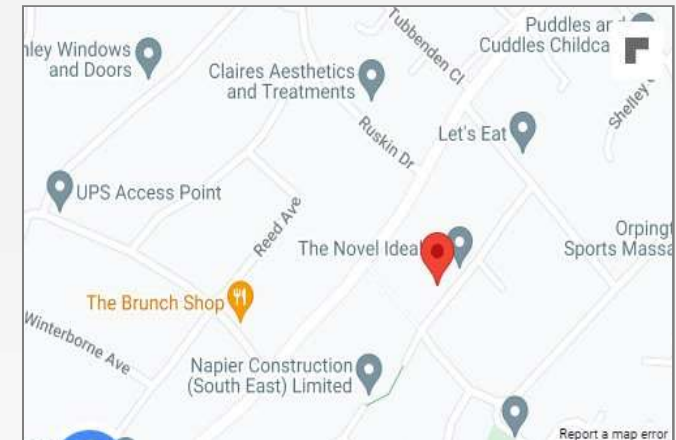
Garage: Currently utilised for part storage with a stud wall and door separating the storage area from a workshop area to the rear.

## Additional Information

Roseberry Gardens is conveniently located for Orpington Town Centre, Mainline Station which offers fast and frequent services to London and several schools including Tubbenden Lane Primary, Darrick Wood and Newstead Wood.

## Property Location

Roseberry Gardens, South Orpington, Kent, BR6 9QE



**FOR MORE INFORMATION  
CONTACT US TODAY.**

01689 833322  
Robinson Jackson  
292 High Street,  
Orpington,  
Kent BR6 0NF  
orpington@robinson-jackson.com

