



£600,000

Rolleston Avenue, Petts Wood,  
Orpington, Kent, BR5 1AL

**Christopher  
Russell**  
PROPERTY SERVICES



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Rarely available two double bedroom semi detached bungalow offered to the market with no onward chain, presented in good decorative condition that features extended accommodation to the rear.

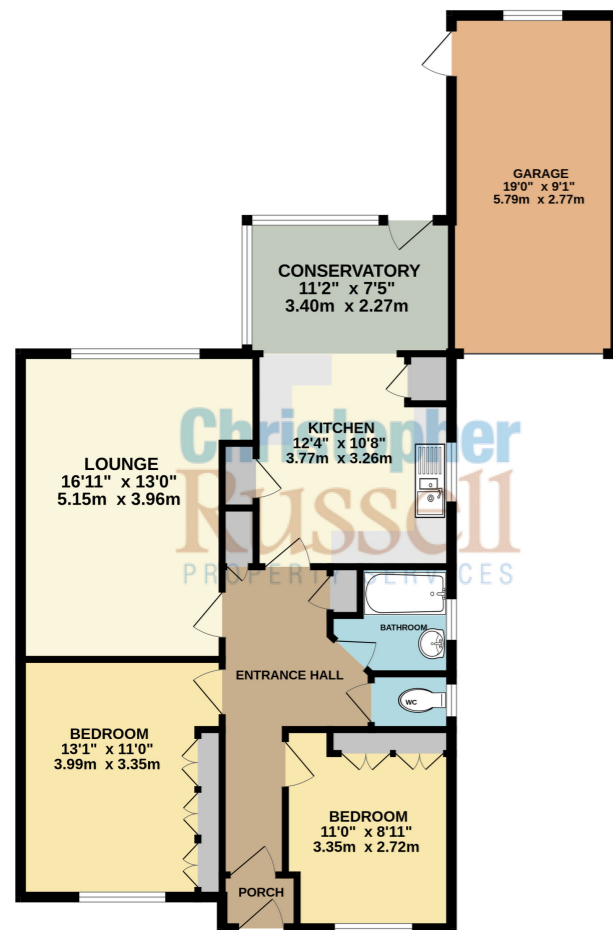
Situated in a popular tree lined avenue the property comprises, entrance hall with access to a good sized loft space, large bright and airy living room, spacious kitchen that has a lovely conservatory with conservatory ceiling blinds that doubles up as a dining area, two double bedrooms both with fitted wardrobes, modern bathroom with shower over bath and a separate WC. There has been a recently installed Worcester Bosch boiler installed with a five-year warranty.

Outside there is a beautiful secluded rear garden that features a good sized patio. There is a front driveway providing off street parking and access to a single garage. Access to the garage can also be gained from the rear garden.

Council Tax Band E.



GROUND FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	59	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	