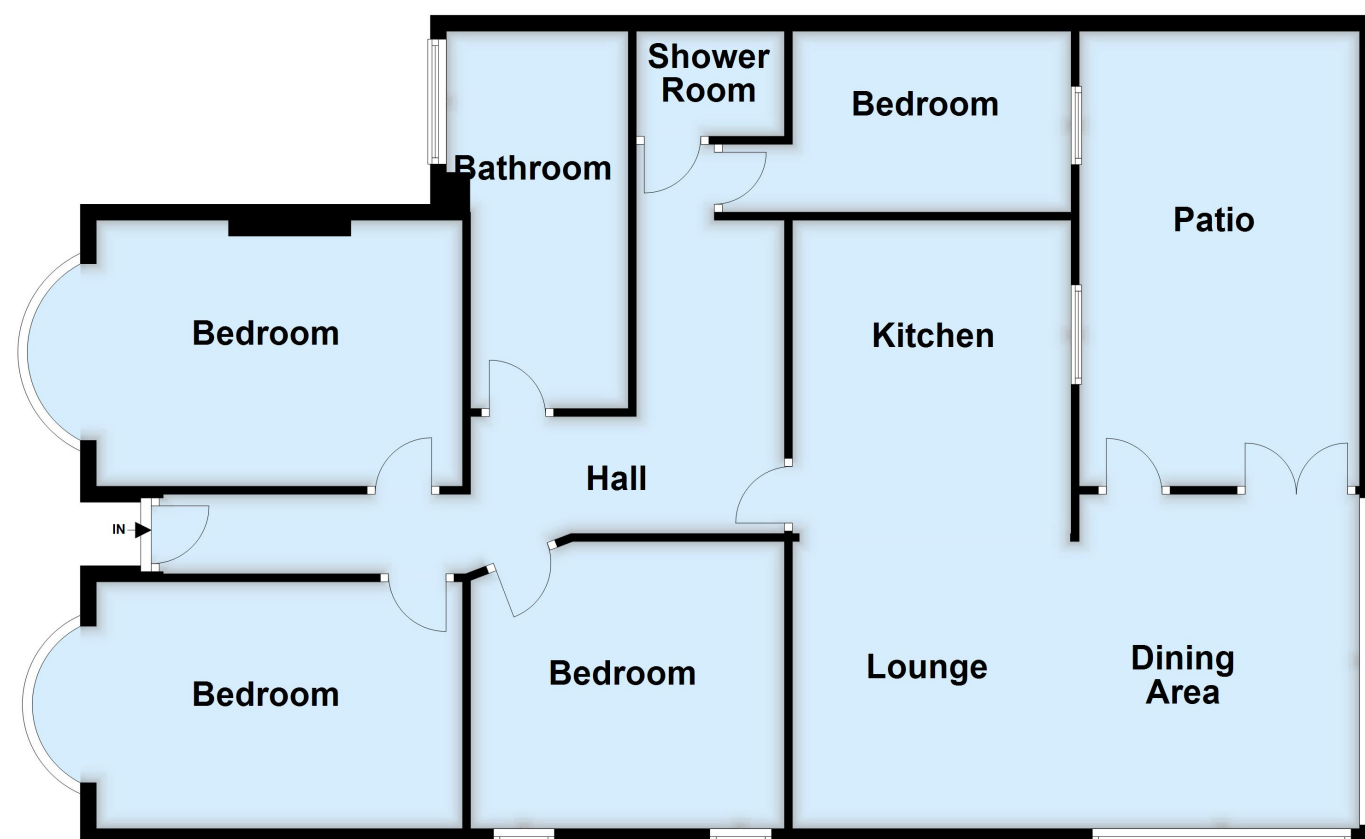




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 148.7 sq. metres (1600.6 sq. feet)



Total area: approx. 148.7 sq. metres (1600.6 sq. feet)

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

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website "www.proctors.london"



Viewing by appointment with our Petts Wood Office - 01689 606666

42 Rusland Avenue, Orpington, Kent, BR6 8AT

Guide Price £875,000 Freehold

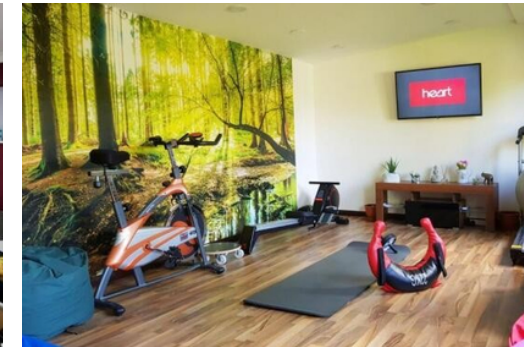
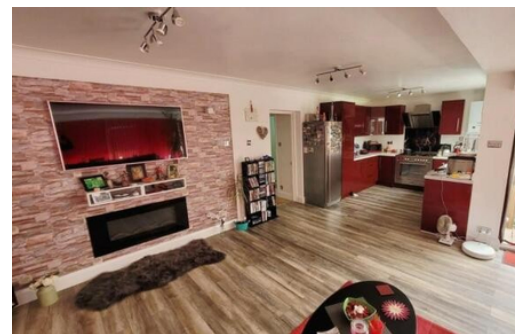
- Deceptively Spacious
- Four Bedrooms
- Two Bathrooms
- South Facing Garden
- Detached Bungalow
- Social Living Space
- Large Garden Room
- Desirable Location

42 Rusland Avenue, Orpington, Kent, BR6 8AT

A deceptively spacious detached bungalow situated within easy walking distance of Darrick Wood schools, reputable primary schools and pre-schools, grammar schools St Olaves and Newstead Wood, plus Orpington mainline station for fast and frequent services into London. The property offers well planned family accommodation to provide an impressive social living space, four bedrooms, family bathroom, separate shower room and utility room off the entrance hallway. Outside you will note a spacious covered deck area for family gatherings and leisure, a delightful south facing rear garden laid to lawn, a useful outbuilding/gym measuring 9.70m by 3.30m offering light and heat, plus a private driveway to front for off road parking. Additional benefits include double glazed windows, gas central heating, further potential to extend into the loft area (subject to planning), close to good transport links in Crofton Road and quiet aspect close to woodland and open green spaces. To fully appreciate the space on offer, interior viewing comes highly recommended. EXCLUSIVE TO PROCTORS.

Location

From Orpington station, bear right into Crofton Road and head towards Locksbottom, turn left into Pound Court Drive, bear right and Rusland Avenue is on the left.



Entrance Hall

Double glazed composite door to front, radiator.

Social Living Space

7.98m x 7.26m (26' 2" x 23' 10") (measured at maximum points) Three double glazed windows to rear, double glazed window to rear, range of matching wall and base units with worktops over, double glazed bi fold doors to side, two radiators.

Utility Room

2.79m x 1.35m (9' 2" x 4' 5") Fitted units, space for washing machine, space for dryer.

Bedroom One

4.32m x 3.18m (14' 2" x 10' 5") Double glazed bay window to front, fitted wardrobes, radiator.

Bedroom Two

4.04m x 3.81m (13' 3" x 12' 6") Two double glazed windows to

side, radiator.

Bedroom Three

3.99m x 3.33m (13' 1" x 10' 11") Double glazed bay window to front, radiator.

Bedroom Four

3.58m x 2.18m (11' 9" x 7' 2") Double glazed window to rear, laminate flooring, radiator.

Bathroom

4.5m x 2.21m (14' 9" x 7' 3") Double glazed window to front, W.C, hand wash basin in vanity unit, jacuzzi bath, double sized shower cubicle with rainforest head and attachment, heated towel rail, radiator.

Shower Room

W.C, hand wash basin, double sized shower cubicle with rainforest head and attachment, heated towel rail.

OUTSIDE

Garden

Mainly laid to lawn, storage to side, mature flower beds. established shrubs and trees. South facing aspect.

Garden Outbuilding

9.7m x 3.3m (31' 10" x 10' 10") French door to front, three windows to front, part under floor heating, power and light.

Covered Seating Area

5.54m x 4.06m (18' 2" x 13' 4") Decked.

Frontage

Private driveway for off road parking.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: F