

For Sale

Rushmore Hill, Pratts Bottom, Orpington BR6 7NP



£545,000 FREEHOLD

3 BEDROOM DETACHED

- ✓ CHAIN FREE DETACHED 3 BEDROOM COTTAGE
- ✓ VILLAGE LOCATION
- ✓ DOUBLE GLAZING
- ✓ BESPOKE HAND MADE KITCHEN
- ✓ GAS CENTRAL HEATING
- ✓ POPULAR VILLAGE LOCATION
- ✓ LONG HEATED DRIVEWAY
- ✓ LUXURY BATHROOM SUITE



Description

NO FORWARD CHAIN. Situated in the popular Pratts Bottom Village area is this detached cottage built circa 1950. The property comprises of 3 bedrooms, double reception room, luxury handmade kitchen with built in appliances, luxury bathroom suite with claw foot bath and double shower cubicle, front garden and lawned rear garden, long driveway providing off street parking for four cars. Call Bishop Estates on 01689 873 796 to arrange your viewing to fully appreciate what this house has to offer.



Location

Located in a semi rural location on the outskirts of Orpington, with its excellent transport links into London as well as easy access to the M25 and Bluewater Shopping. Local primary schools include Pratts Bottom and Vine Road. Knockholt Railway Station is just 1.4 miles away.



Ground Floor

HALLWAY - 9' 5" x 11' 7" (2.88m x 3.54m) Spacious hallway, wood flooring, radiator, access to kitchen, family room and first floor.

FITTED KITCHEN - 10' 2" x 9' 5" (3.1m x 2.89m) Hand built kitchen with a range of wall and base units, Granite work surfaces over, glass splash back around the cooking areas, additional breakfast bar area with Granite work surfaces, Wood flooring continues through to the back door giving access to the rear garden, built in oven with hob over and extractor hood, plate rack, stainless steel inset sink with mixer tap, double glazed window to rear.

RECEPTION ROOM - 23' 7" x 11' 5" (7.2m x 3.48m) Triple aspect windows. Victorian style gas fire to the centre of the room, carpet, brass electrical switches, radiators to both ends.



First Floor

MASTER BEDROOM - 14' 8" x 12' 7" (4.48m x 3.86m) With a range of built in wardrobes and further eaves access and storage space. Double glazed window to front with radiator under, carpet.

BEDROOM 2 - 11' 6" x 12' 1" (3.51m x 3.69m) Built in wardrobes as well as additional eaves storage to the side. Window to the front with radiator below. Carpet.

BEDROOM 3 - 8' 1" x 7' 6" (2.47m x 2.29m) Double glazed window to rear over looking garden, radiator below, carpet, this bedroom also benefits from access to eaves storage.

BATHROOM - 9' 3" x 7' 8" (2.82m x 2.35m) Luxury rolled top bath with mixer tap and shower attachment, double shower unit, double glazed frosted window to rear, two radiators, fully tiled, pedestal wash hand basin, towel rail



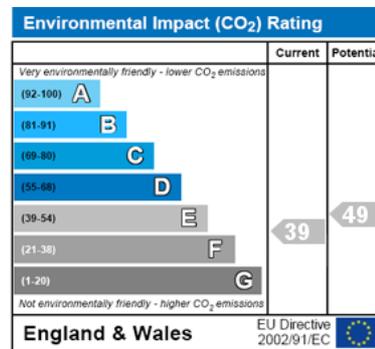
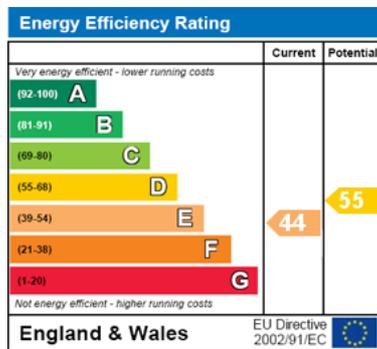
Exterior

GARDEN - Secluded rear garden with patio area with electric sun awning over, side access, mainly laid to lawn, 2 sheds.

OFF STREET PARKING - Paved driveway with parking for parking for 4 cars. The drive benefits from being heated, which is beneficial in the winter months.

GARAGE - 8' 3" x 18' 8" (2.54m x 5.7m) Built in garage housing boiler for central heating system, window to side, double doors to the front of the property.

Energy Efficiency and Environmental Impact



Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.