

# THOMAS BROWN

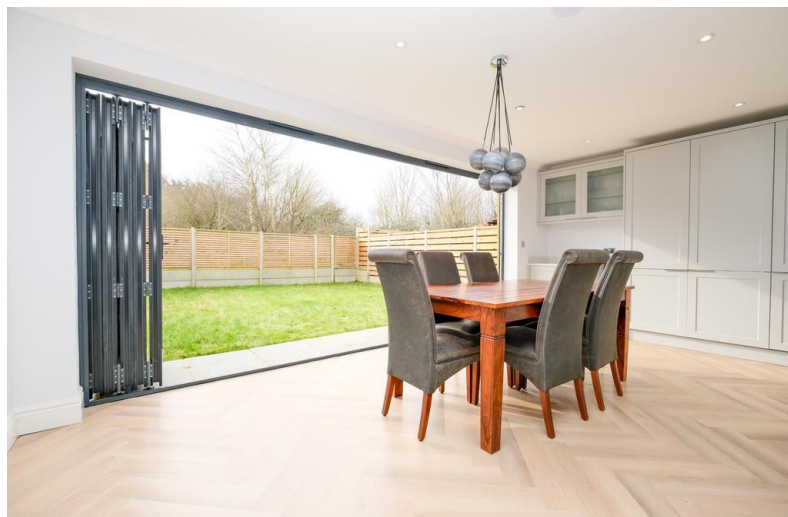
ESTATES



**18 Renton Drive, Orpington, BR5 4HH**

**Guide: £475,000-£485,000**

- 2 Double Bedroom Semi-Detached Bungalow
- Rear Extended, Recently Modernised
- 22'6x19'8 Family Room/Kitchen
- No Forward Chain, Off Street Parking





## Property Description

Thomas Brown Estates are delighted to offer this must view, two double bedroom rear extended and recently modernised semi-detached bungalow, boasting a superb 22'6x19'8 family room/kitchen and is being offered to the market with no forward chain. The property is located on a quiet road and comprises: entrance hall, open plan family room/kitchen with bi-fold doors to the rear garden, luxury shower room and two double bedrooms. There is also a bonus loft room ideal for a home office or could be fully converted into a third bedroom with en-suite (STPP). Externally there is a rear garden mainly laid to lawn and a resin driveway to the front. Please note the property has been refurbished throughout, including a full rewire, new GCH system and pipework, windows and doors, external landscaping as well as a new kitchen and shower room. Renton Drive is well located for local schools, St. Mary Cray Station and local bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of finish and location on offer.



#### ENTRANCE HALL

Opaque composite door to side, LVT flooring, radiator.

#### KITCHEN/FAMILY ROOM

22' 06" x 19' 08" (6.86m x 5.99m) Range of matching wall and base units with granite worktops over, Quooker tap, integrated oven, integrated induction hob, integrated extractor, integrated dishwasher, integrated tower fridge, integrated tower freezer, integrated microwave oven, integrated pantry cupboard, integrated proving draw, central island, breakfast bar, ceiling speakers, double glazed window to side, double glazed bi-folding doors to rear, LVT flooring, two radiators.



#### BEDROOM 1

12' 11" x 10' 11" (3.94m x 3.33m) Double glazed window to front, carpet, radiator.

#### BEDROOM 2

12' 01" x 10' 11" (3.68m x 3.33m) Double glazed window to front, carpet, radiator.

#### UTILITY CUPBOARD

Space for washing machine, space for tumble dryer.

#### SHOWER ROOM

Low level WC, wash hand basin, double walk-in shower with shower attachment, double glazed opaque window to side, tiled flooring, underfloor heating, heated towel rail.



#### STAIRS TO BONUS LOFT ROOM

#### BONUS LOFT ROOM

19' 08" x 17' 06" (5.99m x 5.33m) Double glazed window to rear, carpet.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

27' 0" x 25' 0" (8.23m x 7.62m) Laid to lawn, side access.

#### OFF STREET PARKING

Resin driveway.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN



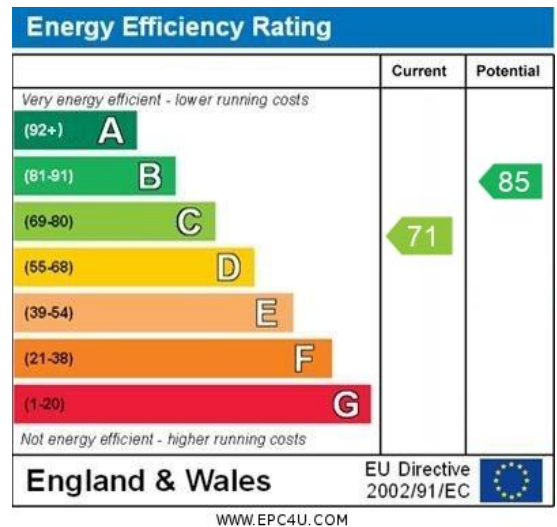


TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.

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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**Construction: Standard**  
**Council Tax Band: E**  
**Tenure: Freehold**



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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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