

THOMAS BROWN

ESTATES



28 Robinhood Green, Orpington, BR5 2AS

Asking Price: £545,000

- 3 Bedroom Extended Semi-Detached House
- Fantastic Outlook Over Local Green
- 2 Reception Rooms & 2 Bathrooms
- Off Street Parking for Two Vehicles





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, must view three bedroom two bathroom rear extended semi-detached property, situated in the ever popular Poverest area of Orpington with a fantastic outlook over a local green to the front. The accommodation on offer comprises: entrance porch and hallway, lounge with bi-fold doors to the kitchen/diner with feature central island, a fantastic 20'06x14'05 family room incorporating a study area and bi-fold doors to the rear garden, utility room and a shower room to the ground floor. To the first floor are three bedrooms (including two good size doubles) and a modern family bathroom. Externally the property has a sizeable rear garden mainly laid to lawn with a decked/patio area perfect for alfresco dining and a drive to the front for two vehicles with an EV charging point. Please note the property has been finished throughout to a high specification with a particular eye for detail. Robin Hood Green is well located for local schools, shops, bus routes and St. Mary Cray mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of accommodation on offer.



ENTRANCE PORCH

Double glazed door to front, double glazed opaque panels to front and sides.

ENTRANCE HALL

Door to front, double glazed opaque panel to side, wood flooring, understairs storage, radiator.

LOUNGE

12' 07" x 12' 06" (3.84m x 3.81m) Double glazed window with shutters to front, bi-folding doors to kitchen/diner, wood flooring, radiator.

KITCHEN/DINER

18' 10" x 11' 11" (5.74m x 3.63m) (open plan to family room) Range of matching wall and base units with quartz worktops over, one and a half bowl stainless steel sink and drainer, integrated double Neff oven, integrated induction hob with extractor over, integrated fridge/freezer, space for dishwasher, space for table and chairs, central island and breakfast bar with quartz worktop, tiled flooring, radiator.



FAMILY ROOM

20' 06" x 14' 05" (6.25m x 4.39m) Office area, double glazed bi-folding door to rear, skylight, laminate flooring.

UTILITY ROOM

Space for washing machine, space for tumble dryer, laminate flooring.

SHOWER ROOM

Low level WC, wash hand basin, Aqualisa shower, double glazed opaque window to side, tiled flooring, heated towel rail.



STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

BEDROOM 1

12' 09" x 10' 05" (3.89m x 3.18m) Built in wardrobe, double glazed window with shutters to front, carpet, radiator.

BEDROOM 2

10' 11" x 10' 05" (3.33m x 3.18m) Built in wardrobe, double glazed window with shutters to rear, carpet, radiator.

BEDROOM 3

9' 04" x 8' 03" (2.84m x 2.51m) Double glazed window with shutters to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

GARDEN

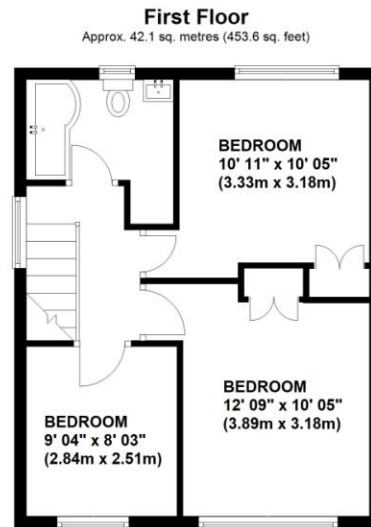
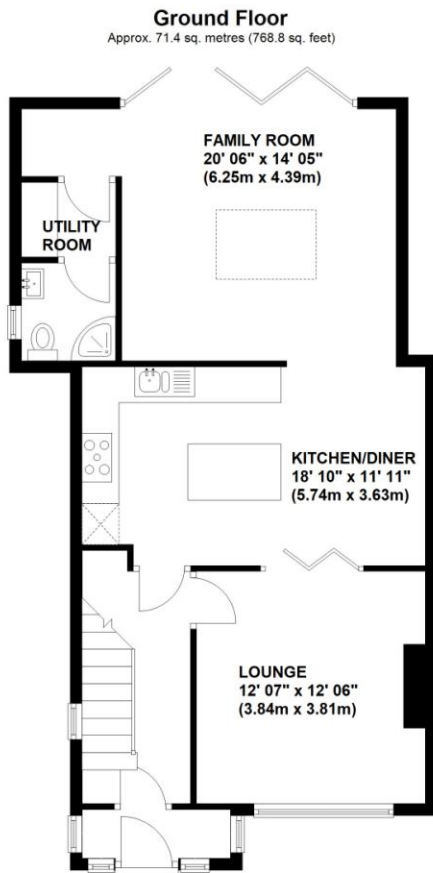
64' 0" x 32' 0" (19.51m x 9.75m) Patio and decked areas with rest laid to lawn.

OFF STREET PARKING

Space for two vehicles, EV charging point.

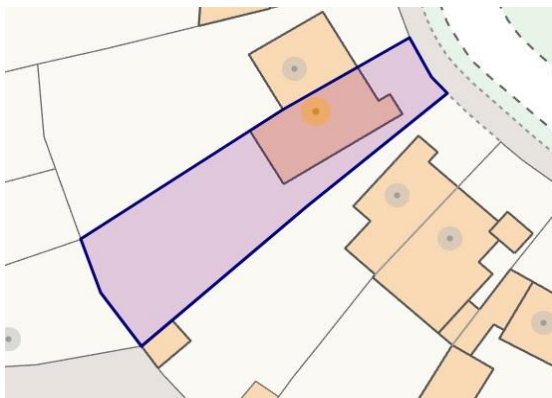
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



Total area: approx. 113.6 sq. metres (1222.5 sq. feet)

This plan is for illustration purpose only - not to scale



Construction: Concrete – Please note that the property is believed to be of a type of concrete construction that is mortgageable and we recommend that you check with your mortgage broker or lender that it is suitable for their lending criteria.

Council Tax Band: D

Tenure: Freehold

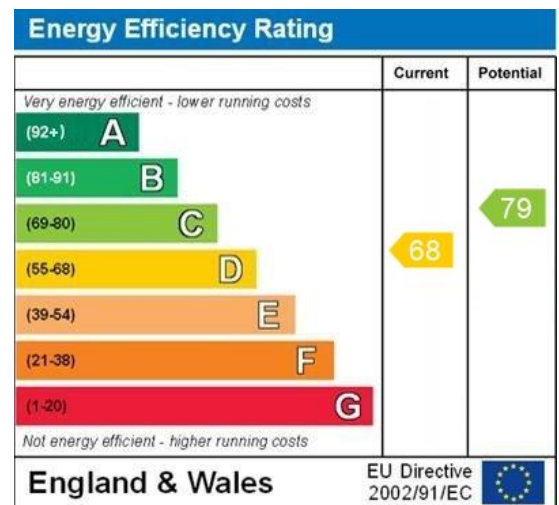
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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

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

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WWW.EPC4U.COM

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

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