



Total area: approx. 147.6 sq. metres (1588.3 sq. feet)



Rusland Avenue | BR6

£2,595 per month

-  Detached extended bungalow
-  Open-plan kitchen/living room
-  Circa 15-18 mins walk to Orpington Station
-  South-facing garden
-  4 Bedrooms
-  2 Bathrooms
-  Newstead Wood, Darrick Wood and Crofton schools nearby
-  Driveway for 2-3 cars

Kenton



£2,595 per month



14 Rusland Avenue, BR6



Entrance Porch

Recessed porch with light.

Entrance Hall

17'3" x 9'1" (5.26m x 2.76m)

Double glazed entrance door, wood effect flooring, radiator, understairs storage cupboard, built-in cupboard with circuit breaker, recessed ceiling lighting, stairs to first floor with fitted carpet, Quickstep wood flooring, French doors leading to the large sociable living space.

Kitchen/Reception Room

24'9" maximum x 23'5" maximum (7.54m maximum x 7.14m maximum)

Double glazed window to side, vertical radiator, single radiator, recessed ceiling lighting, Sky point. Contemporary sliding aluminium doors leading to garden, vertical radiator, roof lantern, recessed ceiling lighting, Quickstep wood flooring. Open plan to living area. Range of gloss white wall and base units, two eye level electric ovens (one combi microwave oven and warming drawer), integrated fridge and freezer, large breakfasting island with integrated dishwasher and washing machine, inset one and a half bowl sink unit, stainless steel extractor chimney, recessed ceiling lighting, wood effect flooring. Three bar stools included.

Bedroom 1

14'2" into bay x 10'0" maximum (4.32m into bay x 3.05m maximum)

Double glazed bay window to front, radiator, plantation shutters, Quickstep wood flooring, door to dressing area and built in wardrobe.

Bedroom 2

14'2" into bay x 10'0" maximum (4.32m into bay x 3.05m maximum)

Double glazed bay window to front, plantation shutters, radiator, Quickstep wood flooring.

Bathroom

7'9" x 6'8" (2.36m x 2.02m)

Double glazed window to side, contemporary white suite comprising 'P' shaped bath with mixer tap shower and glass screen, hand basin set on vanity unit, low level WC, chrome heated towel rail, tiled walls, extractor fan, recessed ceiling lighting, Quickstep wood flooring, shaver point.

Landing

Recessed ceiling lighting, fitted carpet.

Front

Parking for two cars.

Bedroom 3

14'5" x 13'1" (4.39m x 3.99m)

Double glazed French doors leading to Juliet balcony, Velux double glazed window to side, radiator, fitted carpet.

Bedroom 4

14'5" maximum x 11'2" maximum (4.39m maximum x 3.40m maximum)

Double glazed Velux windows to front and side elevations, radiator, fitted carpet.

Shower Room

Double glazed window to side, white suite comprising shower cubicle with drench shower, built in controls, hand basin and low level WC to vanity unit, chrome heated towel rail, tiled walls, shaver point, vinyl floor tiles.

Rear Garden

Decked patio area, laid to lawn, established shrubs, backs onto open woodland, side vehicular access gates.

