



**Rushmore Hill
Orpington
Kent
BR6**

Offers in Excess of £665,000

bettermove

Rushmore Hill

Orpington

Bettermove are proud to present this 3 bedroom detached bungalow in Orpington, available with no forward chain.

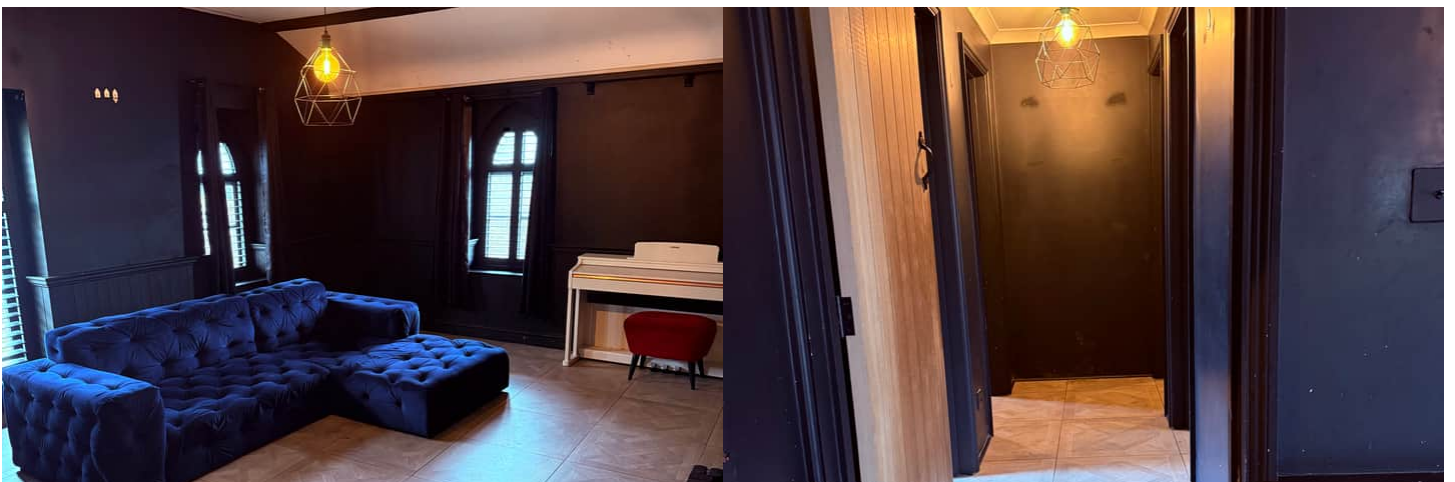
This property benefits from double glazing, gas fireplace, and underfloor heating throughout, with off road parking available via the driveway.

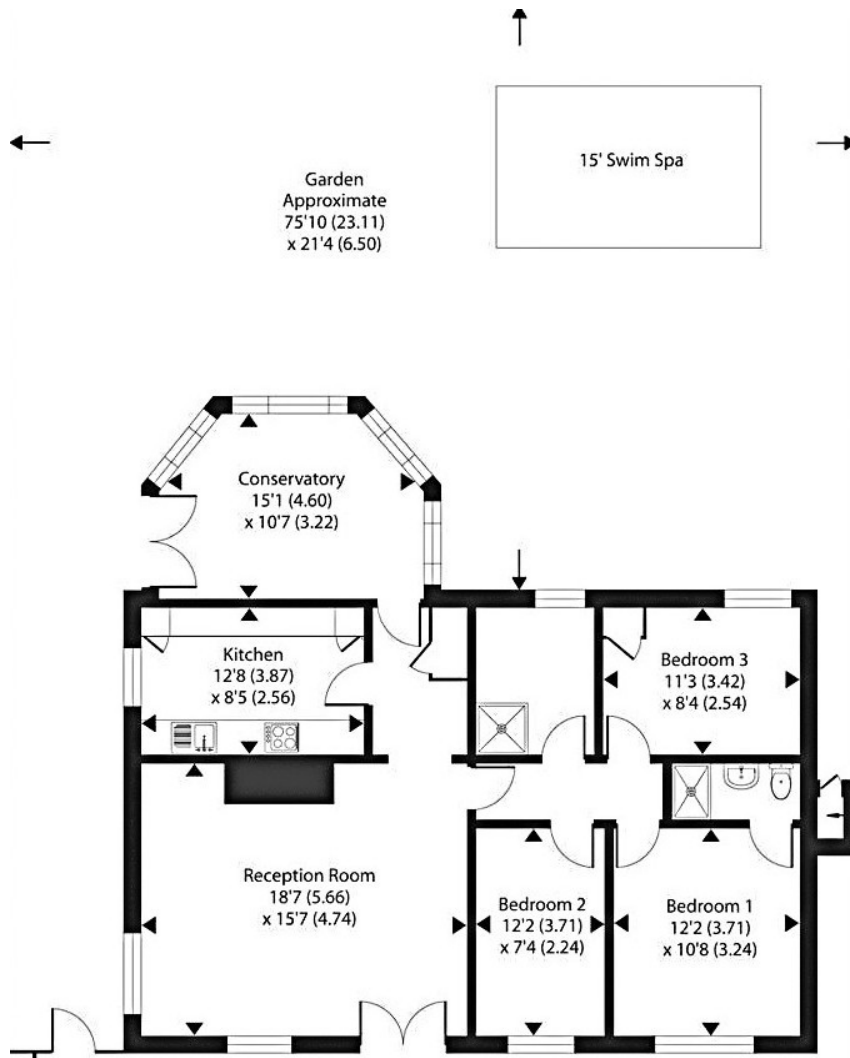
The council tax band is G.

The interior of this well presented, and partially renovated property combines modern living with period charm, and comprises an open-plan reception space set within a light-filled sunroom, a characterful living room with feature fireplace, and a well-appointed fitted kitchen, three well-proportioned double bedrooms, including a principal suite with en-suite, with further scope to create a bespoke family bathroom, with plumbing facilities in place. Externally, the property boasts a generous private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular town of Orpington, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Knockholt Train Station, a variety of local bus routes, and quick access to the M25.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	72
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	65
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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