



Robert Vincent are delighted to present this charming two-bedroom cottage, offered in good decorative order throughout. Full of character and cottage-style ambience, the property is set back from Rushmore Hill in the sought-after village of Pratt's Bottom.

The location is ideal for commuters and families alike, within easy driving distance of Chelsfield, Knockholt and Orpington mainline stations, as well as Orpington town centre and Green Street Green, both offering a wide range of amenities, shops, and services. The M25 (Junction 4) is also conveniently located just a short drive away. Additionally, the R5 bus route along Rushmore Hill provides access between Orpington mainline station and Halstead.

Internally, the property comprises two separate reception rooms, a fitted contemporary kitchen, and a modern three-piece bathroom suite on the ground floor. To the first floor are two well-proportioned double bedrooms, both with fitted carpets.

Further benefits include double glazed windows, gas central heating, attractive stripped pine flooring to the ground floor, and period feature fireplaces serving as focal points in both reception rooms. Externally, the property boasts a deceptively long rear garden, perfect for outdoor enjoyment.

Early internal viewing is highly recommended to avoid disappointment. Keys are held for your convenience—call now to arrange your viewing.

Viewings from 31st October 2026.

Council Tax Band: C (London Borough of Bromley)

Deposit: £1,903.84

Holding Deposit: £380.76

Parking options: On Street

Garden details: Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92-100) A				(92-100) A	
(81-91) B		81		(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E	45			(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.				The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	