

THOMAS BROWN

ESTATES



150 Avalon Road, Orpington, BR6 9BB **Guide Price: £600,000-£620,000**

- 3 Bedroom Side Extended Detached Bungalow
- Potential to Extend Further (STPP)
- Easy Access to Goddington Park & Orpington High Street
- Deceptively Spacious





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, very well presented three bedroom side extended detached bungalow located on the ever popular Avalon Road, providing easy access to Goddington Park and Orpington High Street. The accommodation on offer comprises: large entrance hallway, lounge/diner with direct access to the rear garden, modern fitted kitchen, three bedrooms (two being particularly spacious doubles) and a shower room. STPP there is fantastic potential to extend to the side further, across the rear and/or into the loft space as many have done locally if required. Externally there is a rear garden mainly laid to lawn with a timber built cabin (perfect for a home office), garage to the side/rear and a drive to the front/side. Avalon Road is well located for local schools, shops, bus routes and stations but also within minutes of Goddington Park and local walks. Please call Thomas Brown Estates to arrange an appointment to view.



ENTRANCE HALL

Composite door to front, laminate flooring, radiator.

LOUNGE/DINER

15' 11" x 11' 0" (4.85m x 3.35m) Double glazed sliding door to rear, laminate flooring, radiator.

KITCHEN

17' 3" x 11' 3" (5.26m x 3.43m) (measured at maximum) (L-shaped) Range of matching solid wood wall and base units with worktops over, sink and drainer, integrated oven, integrated washing machine, integrated dishwasher, integrated microwave, space for fridge/freezer, feature larder cupboard, double glazed window to rear, double glazed door to front, wood effect flooring, radiator.



BEDROOM 1

15' 9" x 10' 11" (4.8m x 3.33m) Double glazed bay window to front, carpet, radiator.

BEDROOM 2

13' 7" x 11' 0" (4.14m x 3.35m) Double glazed bay window to front, carpet, radiator.

BEDROOM 3

10' 11" x 6' 11" (3.33m x 2.11m) (measured at maximum) Window to side, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle with rainforest head and shower attachment, double glazed opaque window to side, tiled walls, vinyl flooring, heated towel rail.



OTHER BENEFITS INCLUDE:

OFF STREET PARKING

Block paved drive to front/side, laid to lawn, mature flowerbeds.

SOUTH FACING GARDEN

38' 0" x 38' 0" (11.58m x 11.58m) Patio area with rest laid to lawn, side access.

HOME OFFICE

10' 6" x 10' 6" (3.2m x 3.2m) Timber built, French door to front, window to both sides, power.

GARAGE

15' 1" x 7' 6" (4.6m x 2.29m) Door to front, door to side, window to side, power and light.

COURTYARD TO SIDE

14' 7" x 8' 1" (4.44m x 2.46m)

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

ALARMED



OUTBUILDINGS
217 sq.ft. (20.2 sq.m.) approx.

GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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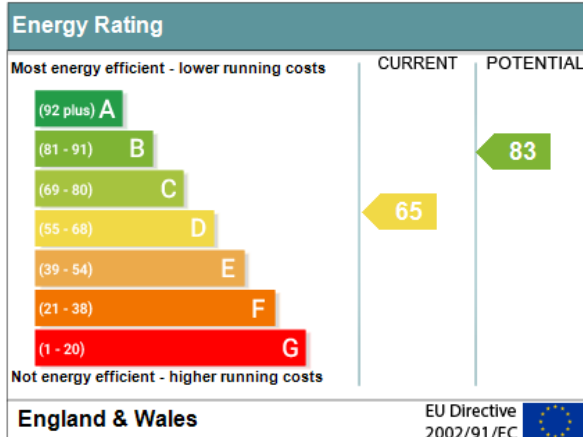
Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold

Address: 150 Avalon Road, ORPINGTON, BR6 9BB
RRN: 7032-9024-7100-0814-5206



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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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