

THOMAS BROWN

ESTATES



The Avenue, Orpington, BR6 9AS

Asking Price: £825,000

- 3/4 Bedroom Detached House
- Well Located for Orpington High Street & Station
- Situated in a Sought After Location
- Fantastic Potential to Extend (STPP)





Property Description

Thomas Brown Estates are delighted to offer this three/four bedroom detached property situated on the ever popular The Avenue in the heart of Orpington South, boasting a quiet yet central location within easy walking distance to Orpington Station and High Street. The accommodation on offer comprises; entrance hall, living room, dining room with feature vaulted ceiling, modern fitted kitchen, reception room 3/bedroom 4, utility room and a WC to the ground floor. To the first floor, there is a galleried landing giving access to three bedrooms and the family bathroom. Externally there is a very well presented rear garden laid to lawn with numerous seating areas perfect for entertaining and alfresco dining, driveway to the front for numerous vehicles and a garage with electric up and over door. STPP there is potential to extend to the side (double storey side) and/or across the rear. The Avenue is well located for local schools, shops, bus routes, Orpington High Street and Orpington mainline station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to appreciate the quality of location on offer.



ENTRANCE HALL

Double glazed door to front, carpet, radiator.

LOUNGE

20' 8" x 13' 3" (6.3m x 4.04m) Storage cupboard, double glazed window to front, carpet, radiator.

DINING ROOM

12' 4" x 11' 10" (3.76m x 3.61m) Double glazed French doors to rear, feature vaulted ceiling, carpet, radiator.

RECEPTION ROOM/BEDROOM 4

12' 5" x 11' 0" (3.78m x 3.35m) Double glazed window to rear, carpet, radiator.

KITCHEN

14' 6" x 7' 10" (4.42m x 2.39m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for dishwasher, double glazed window to both sides and rear, tile effect flooring, radiator.

UTILITY ROOM

Space for fridge/freezer, space for washing machine, space for tumble dryer, double glazed opaque window to side, tile effect flooring, heated towel rail.

CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to front, carpet, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque door to side, carpet.



BEDROOM 1

12' 6" x 11' 0" (3.81m x 3.35m) Double glazed window to rear, double glazed window to side, carpet, radiator.

BEDROOM 2

13' 2" x 7' 8" (4.01m x 2.34m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 3

9' 7" x 8' 10" (2.92m x 2.69m) Double glazed window to front, carpet, radiator.



BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed window to front, vinyl flooring, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

55' 0" (16.76m) Patio area with rest laid to lawn, mature flowerbeds, numerous seating areas.

FRONT GARDEN/OFF STREET PARKING

Drive, flowerbed.

GARAGE

16' 3" x 8' 6" (4.95m x 2.59m) Electric up & over door, power and light, window and door to sides.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.

1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1431 sq.ft. (132.9 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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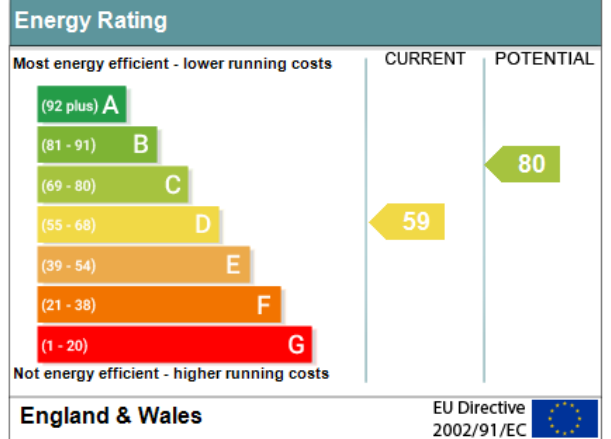
Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold

Address: Squirrels Leap, The Avenue, ORPINGTON, BR6 9AS
RRN: 0380-2077-9150-2522-4611



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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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