

THOMAS BROWN

ESTATES



74 Northlands Avenue, Orpington, BR6 9LZ **Asking Price: £425,000**

- 2 Double Bedroom Semi-Detached Bungalow
- No Forward Chain
- Fantastic Potential to Extend Further (STPP)
- Ever Popular Davies Estate





Property Description

Thomas Brown Estates are delighted to offer this two double bedroom semi detached chalet bungalow being offered to the market with no forward chain, situated on the ever popular Davis Estate boasting great potential to extend to the rear (STPP). The property is within close proximity to Warren Road and Tubbenden Primary Schools, Darrick Wood, Newstead Wood, and St. Olaves Schools - and is also well located for Orpington Station. The property comprises; entrance porch and hall, open plan lounge/dining room with direct access to the rear garden, modern fitted kitchen, double bedroom and a bathroom to the ground floor. To the first floor is a further double bedroom and a WC. Externally there is secluded rear garden mainly laid to lawn with a patio area perfect for alfresco dining and entertaining, garage to the side and off street parking to the front. Northlands Avenue is well located for local schools, shops, bus routes and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location on offer.



FRONT

Driveway, ramp to front door, access to garage.

ENTRANCE PORCH

Double glazed door to front, double glazed window to front, tiled flooring.

ENTRANCE HALL

Opaque double glazed door to porch, carpet.

LOUNGE/DINER

21' 03" x 18' 06" (6.48m x 5.64m) (measured at maximum) (plus recess 18'06" x 11'02") Double glazed French doors to rear, double glazed windows to rear, carpet, two radiators.



KITCHEN

10' 08" x 7' 02" (3.25m x 2.18m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated gas hob with extractor over, integrated oven, space for fridge/freezer, space for washing machine, space for dishwasher, double glazed window to side, vinyl flooring, radiator.

BEDROOM 1

13' 02" x 10' 11" (4.01m x 3.33m) Double glazed bay window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, opaque double glazed window to side, part tiled walls, vinyl flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Access to eaves storage, carpet.

BEDROOM 2

11' 09" x 11' 02" (3.58m x 3.4m) (measured at maximum) Double glazed window to rear, carpet, radiator.

WC

Low level WC, wash hand basin, sky light, vinyl flooring.

OTHER BENEFITS I INCLUDE:

GARDEN

55' 0" (16.76m) Patio area with rest laid to lawn, side access, mature shrubs.

GARAGE

Up and over door to front, door to side, window to side.

OFF STREET PARKING

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



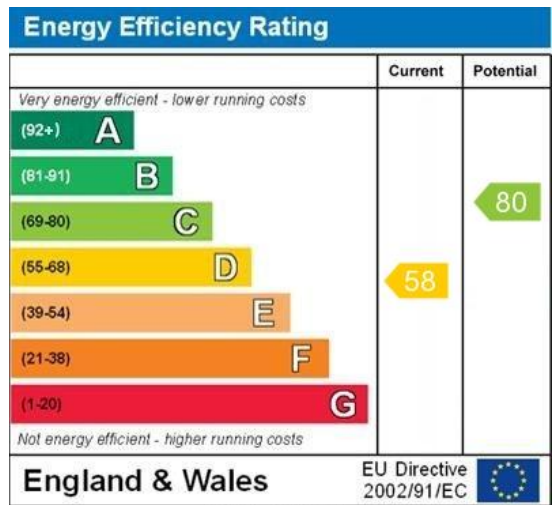


Other Information:

Council Tax Band: D

Construction: Standard

Tenure: Freehold



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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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