

THOMAS BROWN

ESTATES

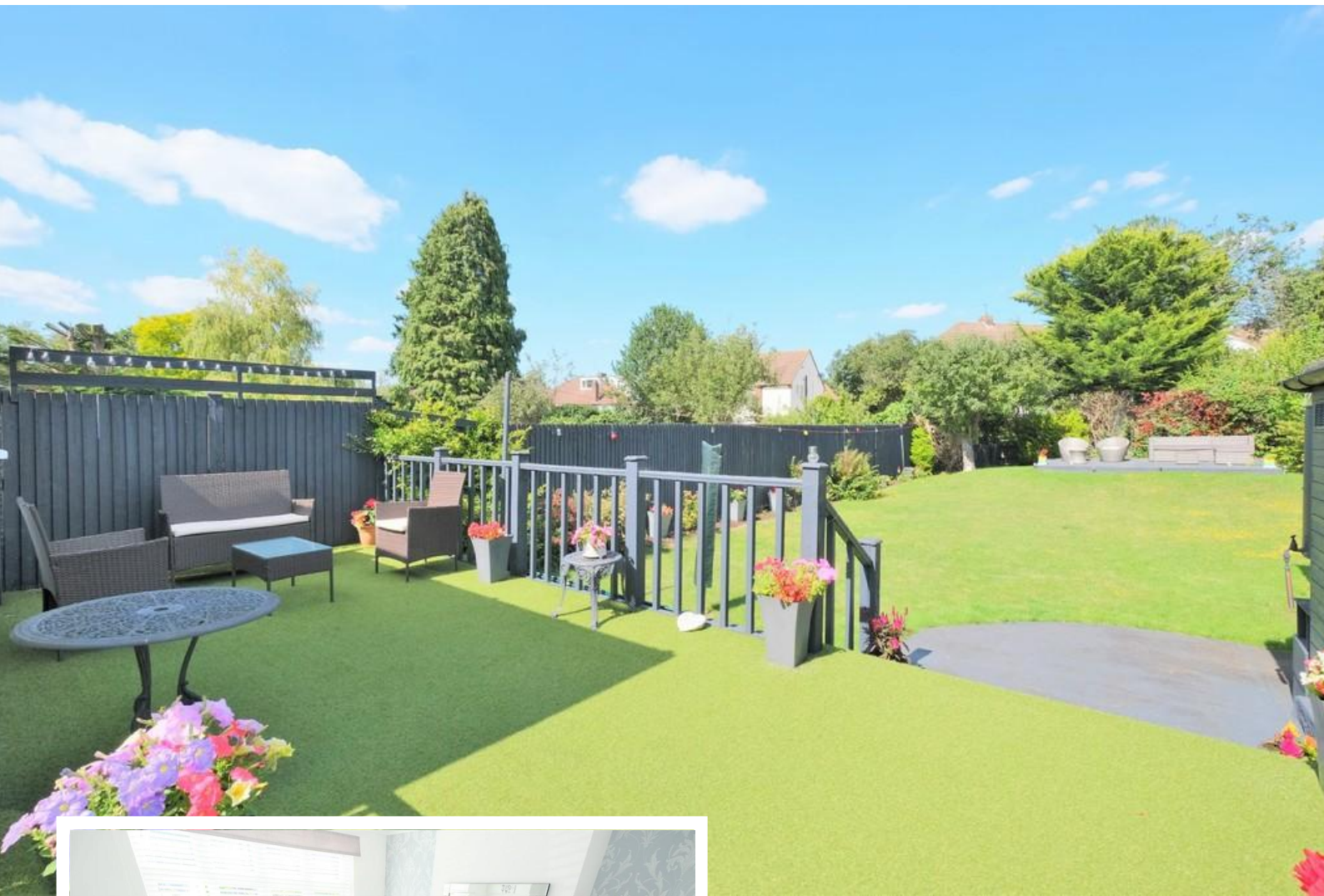


45 Avalon Road, Orpington, BR6 9AX

Asking Price: £680,000

- Extended 4 Bedroom Semi-Detached House
- Close Proximity to Goddington Park
- 21'11 Kitchen/Breakfast Room
- Fantastic 95' Rear Garden





Property Description

Thomas Brown Estates are delighted to offer this extended, immaculately presented four bedroom semi-detached property boasting close proximity to Goddington Park, 21'11 kitchen/breakfast room and a fantastic 95' rear garden perfect for alfresco dining and entertaining. The accommodation comprises: entrance hallway, lounge, kitchen/breakfast room, family room/conservatory, utility room and a WC to the ground floor. To the first floor are four bedrooms and the family bathroom with separate jacuzzi bath and shower. To the second floor is a bonus loft space currently being used as a bedroom and shower room by the current owner. Externally there is a large garden (approx. 95' long) mainly laid to lawn with numerous seating areas perfect for alfresco dining and entertaining, covered side access and a garage, with a driveway to the front for three to four vehicles. Avalon Road is well located for local schools including St. Olave's Grammar, shops, bus routes and stations with a fast train from Orpington to London Bridge but also within minutes of Goddington Park and local walks. Viewings are strongly recommended to fully appreciate the quality of location, specification and plot on offer.





ENTRANCE HALL

Double glazed opaque door to front and double glazed opaque panels to front, laminate flooring, radiator.

LOUNGE

12' 11" x 12' 1" (3.94m x 3.68m) Double glazed window to front, carpet, radiator.

KITCHEN/DINER

21' 11" x 11' 6" (6.68m x 3.51m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half bowl sink and drainer with waste disposal, integrated double oven, integrated gas hob with extractor over, integrated microwave, two integrated undercounter fridges, integrated washing machine, integrated dishwasher, tiled splashbacks, breakfast bar/island, double glazed sliding door to conservatory/family room, tiled flooring, two radiators.

CONSERVATORY/FAMILY ROOM

16' 2" x 12' 1" (4.93m x 3.68m) Brick base, double glazed windows to side and rear, double glazed doors to side, two radiators.

UTILITY ROOM

Stainless steel sink and drainer, double glazed window to side, double glazed opaque door to rear, space for tower freezer, space for tumble dryer, laminate flooring, radiator.

CLOAKROOM

Low level WC, wash hand basin, laminate flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet, radiator.

BEDROOM 1

13' 0" x 9' 0" (3.96m x 2.74m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2

11' 7" x 9' 4" (3.53m x 2.84m) (measured to front of wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 3

8' 8" x 8' 5" (2.64m x 2.57m) Double glazed window to rear, carpet, two radiators.

BEDROOM 4

8' 0" x 7' 10" (2.44m x 2.39m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, his and hers wash hand basin, jacuzzi bath, shower cubicle, double glazed opaque window to front, tiled walls, vinyl flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BONUS LOFT SPACE

12' 5" x 11' 1" (3.78m x 3.38m) Two Velux style windows, carpet, radiator.

SHOWER ROOM (WITHIN BONUS LOFT SPACE)

Low level WC, wash hand basin, shower cubicle, Velux style window tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

95' 0" (28.96m) (approx.) (measured at maximum) Laid to lawn, decked seating area, decking area with seating and artificial lawn over, two sheds.

COVERED SIDE ACCESS

Double glazed opaque door to front and rear.

OFF STREET PARKING

Block paved drive for multiple vehicles, mature flowerbeds.

GARAGE

16' 2" x 8' 1" (4.93m x 2.46m) Electric up and over door, power and light.

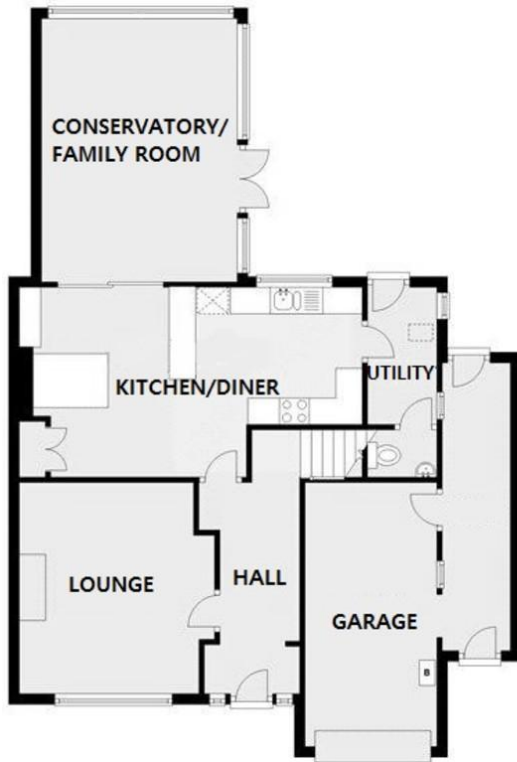
DOUBLE GLAZING

CENTRAL HEATING SYSTEM

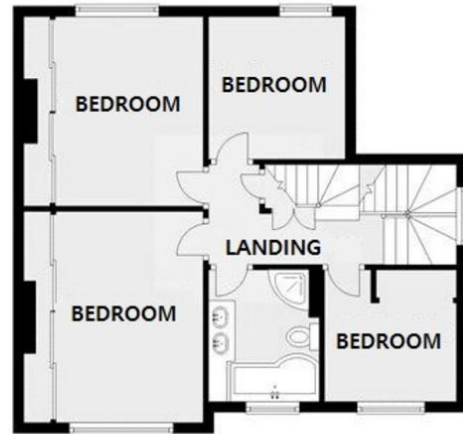
ALARMED



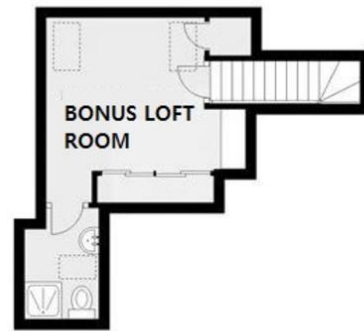
GROUND FLOOR



1ST FLOOR



2ND FLOOR



This plan is for general layout guidance and may not be to scale.


Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Energy Efficiency Rating

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

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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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