

THOMAS BROWN

ESTATES



23 Lynton Avenue, Orpington, BR5 2EH

Asking Price: £580,000

- 4 Bedroom, 2 Bathroom Semi-Detached House
- Well Located for St. Mary Cray Station & Local Shops
- Double Storey Side & Rear Extended
- Deceptively Spacious (1788 SQFT)





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (1788 SQFT) four bedroom two bathroom side and rear extended semi-detached property boasting large room dimensions, walking distance to St. Mary Cray Station and close to local shops including the popular Nugent Retail Park and Petts Wood High Street. The accommodation on offer comprises: large entrance hall, lounge, 23'08 open plan family/dining room, kitchen and a WC to the ground floor. To the first floor are four bedrooms (three being good size doubles), study area, family bathroom and en-suite shower room to bedroom 1. Externally there is a rear garden mainly laid to lawn with a patio perfect for alfresco dining and entertaining, integral garage and a drive to the front for three vehicles. Lynton Avenue is very well located for local schools, shops, bus routes, and both St. Mary Cray and Petts Wood mainline stations. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and floor space on offer.



ENTRANCE HALL

18' 11" (5.77m) Double glazed opaque door to front, double glazed opaque window to side, laminate flooring, carpet, radiator.

LOUNGE

13' 08" x 11' 11" (4.17m x 3.63m) Double glazed bay window to front, carpet, two radiators.

FAMILY/DINING ROOM

23' 08" x 17' 06" (7.21m x 5.33m) (measured at maximum) (L-shaped) Understairs cupboard, double glazed windows and double glazed French doors to rear, carpet, three radiators.

KITCHEN

17' 03" x 13' 05" (5.26m x 4.09m) (measured at maximum) (L-shaped) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, space for American fridge/freezer, space for washing machine, space for dishwasher, double glazed window to side and rear, double glazed door to side, tile effect flooring.

CLOAKROOM

Low level WC, wash hand basin, tiled walls, vinyl flooring, radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

STUDY

10' 02" x 8' 11" (3.1m x 2.72m) Carpet, radiator.

BEDROOM 1

13' 07" x 12' 01" (4.14m x 3.68m) Double glazed window to front, carpet, radiator.

EN-SUITE

Low level WC, wash hand basin, shower cubicle, double glazed opaque window to front and side, tiled walls, tiled flooring, heated towel rail.

BEDROOM 2

17' 02" x 8' 0" (5.23m x 2.44m) Double glazed window to front and rear, carpet, radiator.

BEDROOM 3

11' 01" x 10' 07" (3.38m x 3.23m) Double glazed window to rear, carpet, radiator.

BEDROOM 4

8' 09" x 7' 06" (2.67m x 2.29m) Double glazed window to rear, laminate flooring, radiator.

BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

35' 0" x 30' 0" (10.67m x 9.14m) Patio area with rest laid to lawn.

OFF STREET PARKING

Drive for three vehicles, flowerbed.

INTEGRAL GARAGE

18' 04" x 10' 07" (5.59m x 3.23m) Door to front and rear, power and light.

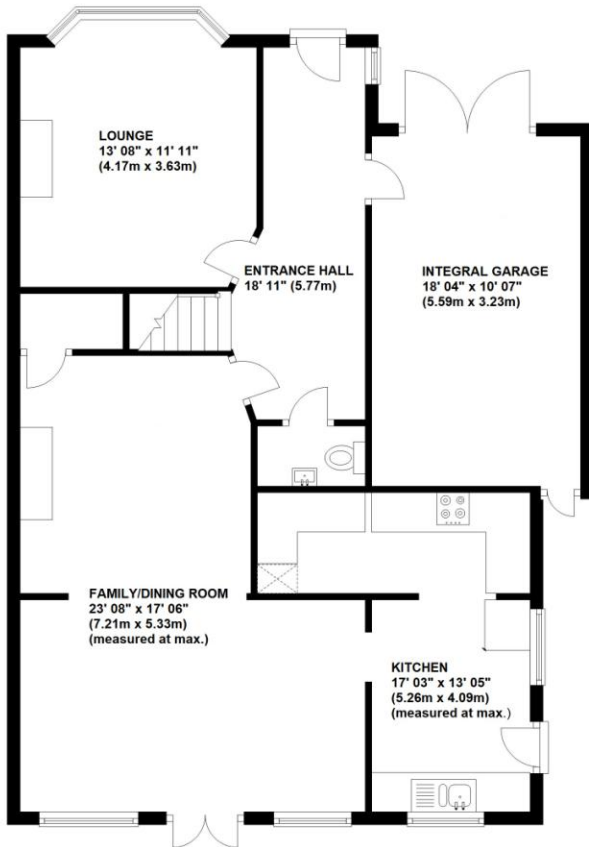
DOUBLE GLAZING

CENTRAL HEATING SYSTEM



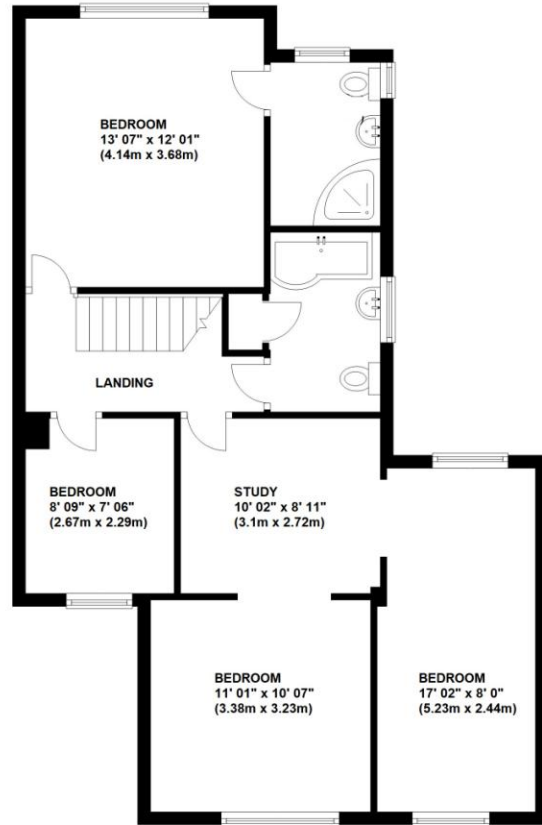
Ground Floor

Approx. 94.0 sq. metres (1011.6 sq. feet)



First Floor

Approx. 72.2 sq. metres (776.6 sq. feet)



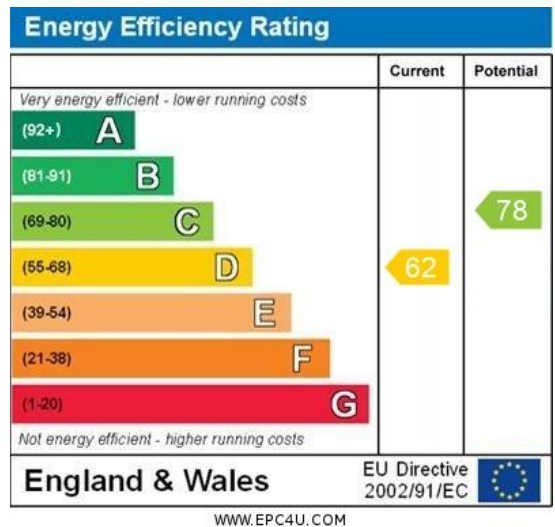
Total area: approx. 166.1 sq. metres (1788.3 sq. feet)



Construction: Standard

Council Tax Band: E

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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