

THOMAS BROWN

ESTATES

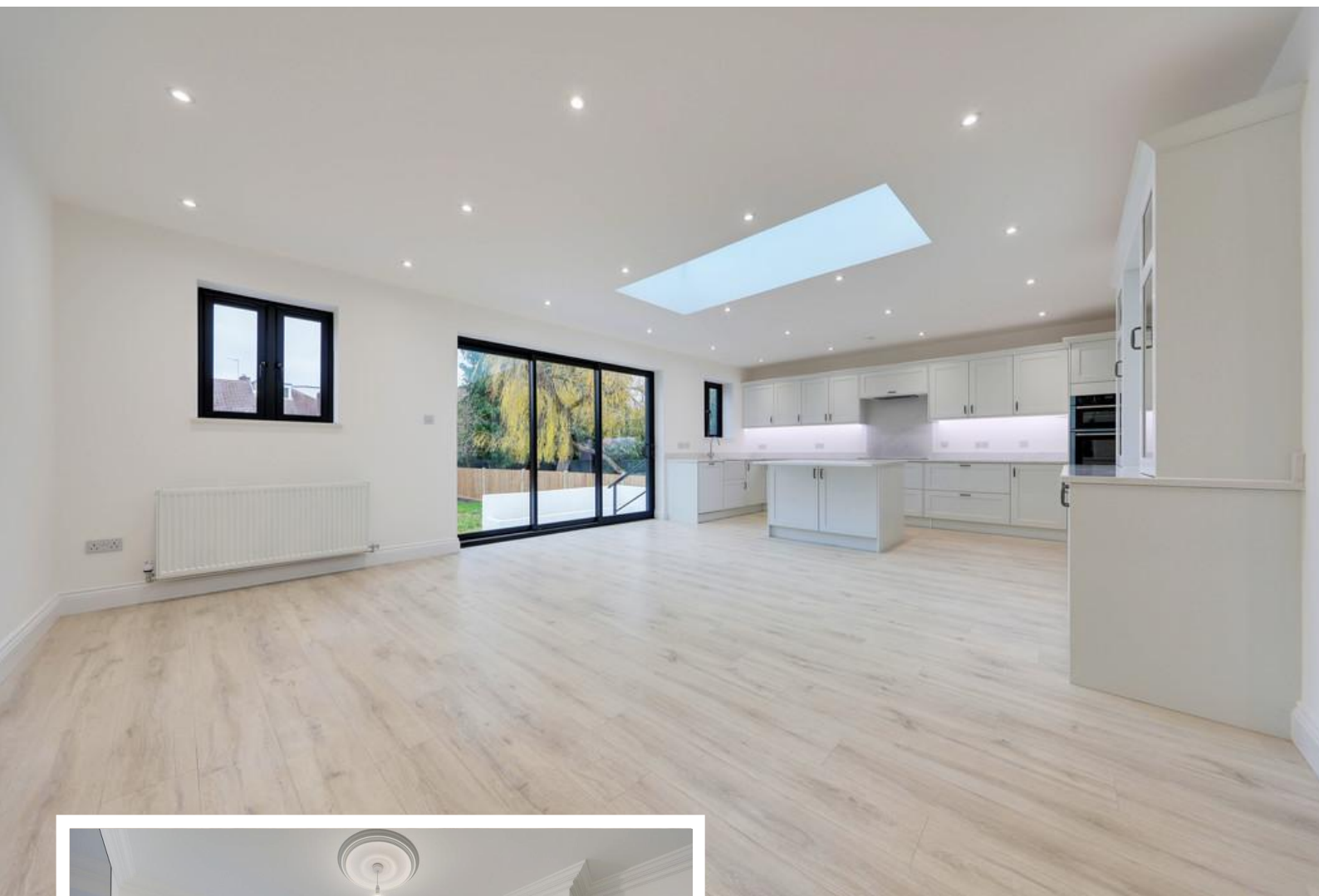


37 Avalon Road, Orpington, BR6 9AX

Offers IEO: £775,000

- 4 Bedroom, 2 Bathroom Semi-Detached House
- Close Proximity to St. Olave's Grammar School
- 25'7" x 19'09" Kitchen/Dining Room
- No Forward Chain, High Specification





Property Description

Thomas Brown Estates are delighted to present this deceptively spacious (1712 sq ft) four-bedroom, two-bathroom semi-detached property, extended across the rear and to side, finished throughout to an impressive and exacting standard rarely seen in the local housing market. The property has undergone comprehensive refurbishment since 2022, stripping the property back to brickwork to what you see today, resulting in a superb family home located within close proximity to St. Olave's Grammar School and the highly regarded Goddington Park.

The ground floor accommodation comprises a generous entrance hall leading to an inner hall/utility room, a well-proportioned lounge, dining space and a fourth bedroom benefiting from an en-suite bathroom. A particular highlight is the outstanding 25'07" x 19'09" kitchen/dining room that spans the rear of the property, featuring a striking skylanter, a high-specification fitted kitchen including Grade 1 quartz worktops and central island. A guest WC completes the ground floor.

To the first floor, there are three further bedrooms, an additional study, and a contemporary executive shower room.

Externally, the property offers a 75' rear garden, predominantly laid to lawn with a raised patio area, and a block-paved driveway providing off-street parking for two to three vehicles.

Interested parties are invited to contact Thomas Brown Estates to arrange a viewing to fully appreciate the quality of the location and extensive accommodation on offer.



ENTRANCE HALL

Composite door to front, LVT flooring, radiator.

LOUNGE

14'10" x 11'04" (4.52m x 3.45m) Double glazed window to front, wood panel feature wall, LVT flooring, radiator.

DINING ROOM

12'08" x 11'0" (3.86m x 3.35m) (open plan to kitchen/diner) LVT flooring, radiator.

KITCHEN/DINER

25'07" x 19'09" (7.8m x 6.02m) Range of matching wall and base units with Grade 1 quartz worktops over, butler sink, central island, integrated oven and grill, integrated induction hob with extractor over, integrated tower fridge, integrated tower freezer, integrated dishwasher, integrated wine fridge, double glazed windows to rear, double glazed sliding door to rear, sky lantern, LVT flooring, two radiators.



INNER HALLWAY/UTILITY ROOM

13'03" x 7'09" (4.04m x 2.36m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for American fridge/freezer, space for washing machine, space for tumble dryer, LVT flooring, radiator.

BEDROOM

16'0" x 7'10" (4.88m x 2.39m) Double glazed French door to side, LVT flooring, radiator.

EN-SUITE BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to side, tiled flooring, heated towel rail.

CLOAKROOM

Low level WC, wash hand basin in vanity unit, tiled flooring.

STAIRS TO FIRST FLOOR LANDING

Opaque panel to side, carpet.

BEDROOM

14'01" x 10'08" (4.29m x 3.25m) Double glazed window to front, carpet, radiator.

BEDROOM

12'01" x 10'06" (3.68m x 3.2m) Double glazed window to rear, carpet, radiator.

BEDROOM

8'02" x 7'11" (2.49m x 2.41m) Double glazed window to front, carpet, radiator.

STUDY

5'07" x 5'05" (1.7m x 1.65m) Double glazed opaque window to side, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin, double shower cubicle with showerhead over and shower attachment, double glazed window to rear, tiled walls, underfloor heating, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

75'0" (22.86m) Landscaped, patio area with rest laid to lawn.

FRONT

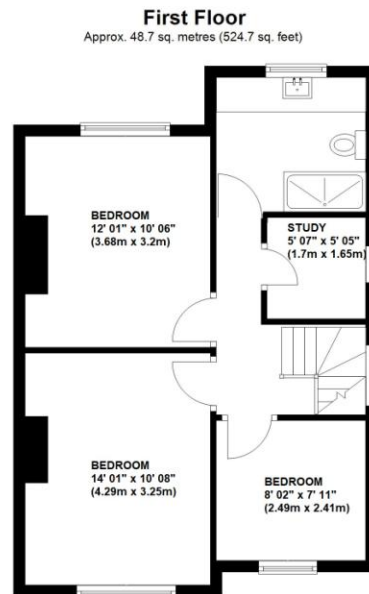
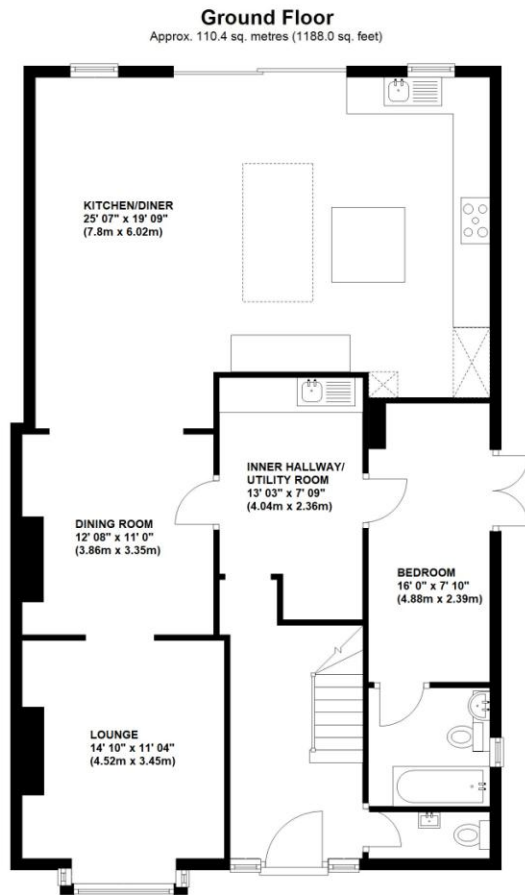
Block paved drive, landscaped.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

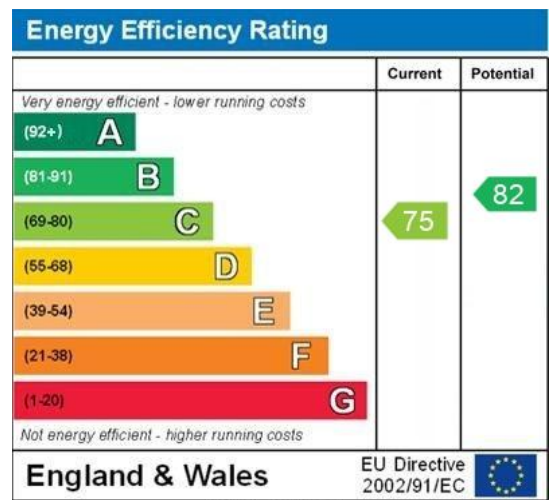
NO FORWARD CHAIN





Total area: approx. 159.1 sq. metres (1712.7 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



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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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