

THOMAS BROWN

ESTATES



47 Avalon Road, Orpington, BR6 9AX

Asking Price: £600,000

- 4 Bedroom Semi Detached House
- 3 Reception Rooms & Study
- Deceptively Spacious, Double Storey Side Extended
- No Forward Chain





Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious, double storey side extended, four bedroom (plus separate study room) semi-detached property with a sizeable rear garden and situated on a sought after road in Orpington. The accommodation on offer requires some modernisation and comprises; private entrance hallway, lounge, dining room, reception room three, fitted kitchen, utility room, conservatory and WC to the ground floor. To the first floor, there is a landing giving access to four bedrooms and a study room, and a family bathroom. Externally there is a large, attractive garden to the rear with a large patio area perfect for entertaining, a double length garage/workshop to the side and off street parking to the front. The property is offered with no forward chain. Avalon Road is well located for local schools, shops, bus routes, Orpington High Street and Orpington mainline station. Internal viewing is recommended to fully appreciate the size of the accommodation on offer. Please call Thomas Brown Estates in Orpington to arrange a viewing.



ENTRANCE HALL

Wooden door to front, carpet.

LOUNGE

15'0" x 14'04" (4.57m x 4.37m) (measured to widest point) Double glazed French doors and window to conservatory, feature fireplace, carpet, radiator.

CONSERVATORY

13'06" x 8'0" (4.11m x 2.44m) French doors and single glazed window to garden, single glazed windows to two sides, carpet.

RECEPTION ROOM

13'0" x 10'0" (3.96m x 3.05m) Double glazed window to front, carpet, radiator.

DINING ROOM

10'06" x 10'05" (3.2m x 3.18m) Double glazed window to front, storage cupboard, carpet, radiator.



KITCHEN

10'04" x 8'10" (3.15m x 2.69m) Range of matching wall and base units with worktops over, sink and mixer tap, hob with extractor over, freestanding oven, space for fridge/freezer, plumbing for washing machine, double glazed window to rear, part tiled walls, vinyl flooring, door to:

UTILITY ROOM

10'06" x 6'09" (3.2m x 2.06m) Storage cupboard and worktops, plumbing for washing machine, space for dryer, built in storage, wooden door to garden, double glazed window to garden, door to garage.

CLOAKROOM

Low level WC, pedestal wash hand basin, double glazed window to front, tiled walls, carpet, radiator.

STAIRS TO FIRST FLOOR LANDING

Airing cupboard, loft access, carpet.

BEDROOM 1

20'08" x 10'0" (6.3m x 3.05m) Built in wardrobe, built in storage, double glazed window to front and rear, carpet, two radiators.

BEDROOM 2

12'05" x 10'09" (3.78m x 3.28m) Built in storage, two double glazed windows to front, carpet, radiator.

BEDROOM 3

10'10" x 10'06" (3.3m x 3.2m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 4

9'0" x 7'05" (2.74m x 2.26m) Double glazed window to rear, carpet, radiator.

BATHROOM

Low level WC, pedestal wash hand basin, panel enclosed bath with shower over, double glazed window to rear, tiled walls, carpet, heated towel rail.



STUDY

8'11" x 7'04" (2.72m x 2.24m) Double glazed window to rear, carpet, radiator.

OTHER BENEFITS INCLUDE:

GARAGE

33'09" x 8'06" (10.29m x 2.59m) Double length, up and over door to front, door to utility room, door to garden, power and light.

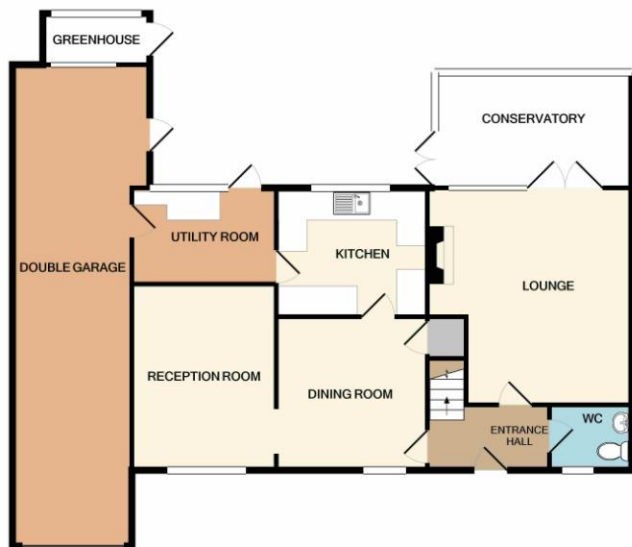
GARDEN

90'0" x 50'0" (27.43m x 15.24m) (approx.) Patio area with rest laid to lawn, summer house, green house, shed, pond, mature shrubs and trees.

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN





GROUND FLOOR
APPROX. FLOOR
AREA 1099 SQ.FT.
(102.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 674 SQ.FT.
(62.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1773 SQ.FT. (164.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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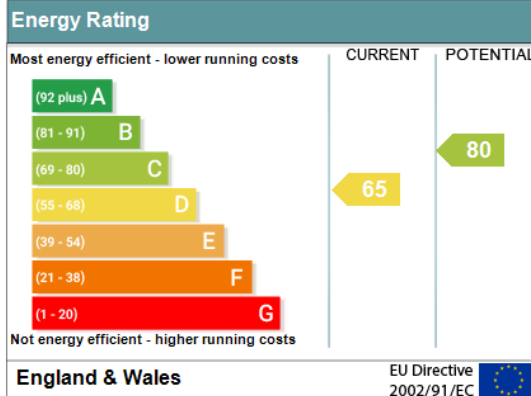
Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold

Address: 47 AVALON ROAD, ORPINGTON, ORPINGTON, BR6 9AX
RRN: 9350-2581-3000-2790-2011



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