



44 Edmunds Avenue

, Orpington, BR5 3LF

£400,000



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Description

A beautifully presented 2 bedroom semi detached bungalow situated close to open countryside and local amenities that include the Nugent Retail park. Internally the property benefits from a number of improvements in the last few years, which include a new kitchen and bathroom, flooring and redecorating and we also understand some provisions have been made for a loft conversion. With far reaching views there is a lovely low maintenance garden which enjoys a southerly aspect and seclusion, it is also on the R4 bus route. Internal viewing strongly recommended.

Entrance Porch

Hall

Laminate floor, cloaks cupboard, access to loft hosing boiler.

Bedroom

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom

Double glazed window to front, fitted wardrobes, radiator.

Bathroom

White 3 piece suite with panelled bath and shower, screen, low level WC, wash hand basin, tiled floor, double glazed opaque window to side.

Lounge

Laminate floor, double glazed window to front, radiator.

Kitchen

Range of matching wall and base units, with granite effect work tops, built in induction hob with splash back and extractor fan, stainless steel sink and drainer, mixer taps, tiled floor, skylight, double glazed window to rear, double glazed door to side.

Landscaped garden

Easy to maintain with a southerly aspect and not overlooked. Artificial lawn area with patio and double gates. Timber shed to side with plumbing.

Agents note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "C"

EPC Rating: "D"

Total Square Meters: Approximately 63.9

Total Square Feet: Approximately 688

Measurements: As per floorplan

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

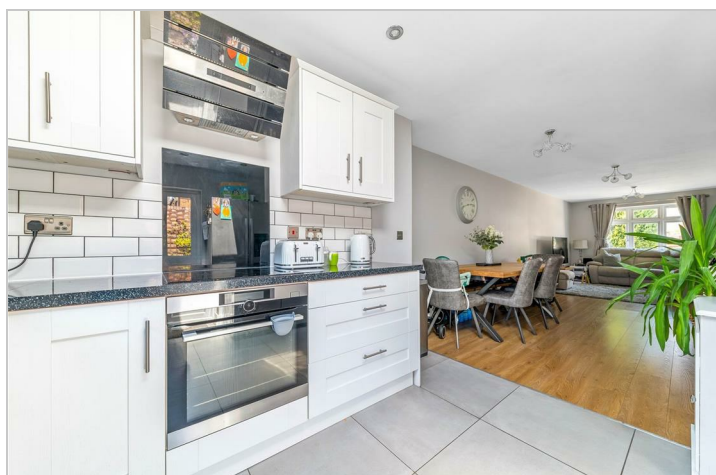
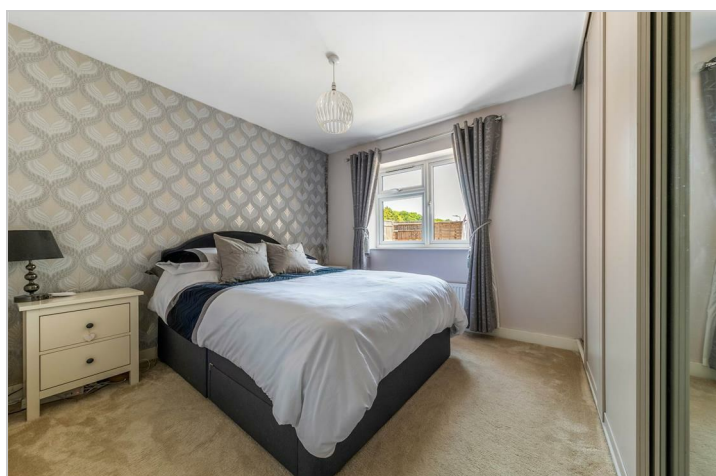
Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk

Directions

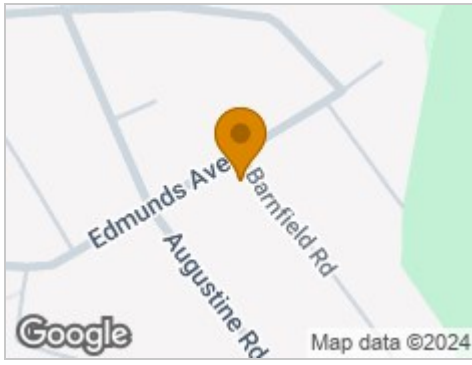
From our offices adjacent to Tesco in Orpington, proceed to the War Memorial, taking the first exit and

Tel: 01689 821904

continuing along the High Street and around the one way system to the traffic lights at Cray Avenue, where you need to turn left. Continue along Cray Avenue and under the railway viaduct to the next set of traffic lights (now becoming Sevenoaks Way) Turn right into Station Road and follow the road around to the left which leads into Main Road. Continue along, turning right into The Landway. Proceed up the hill, and this road becomes Edmunds Avenue.



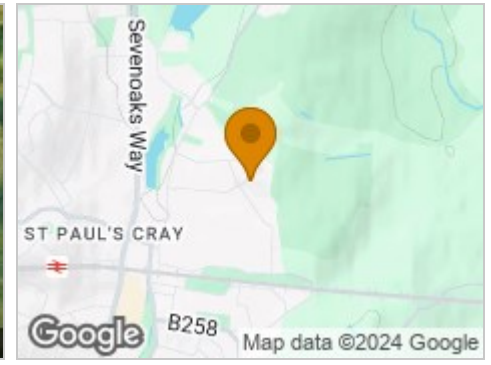
Road Map



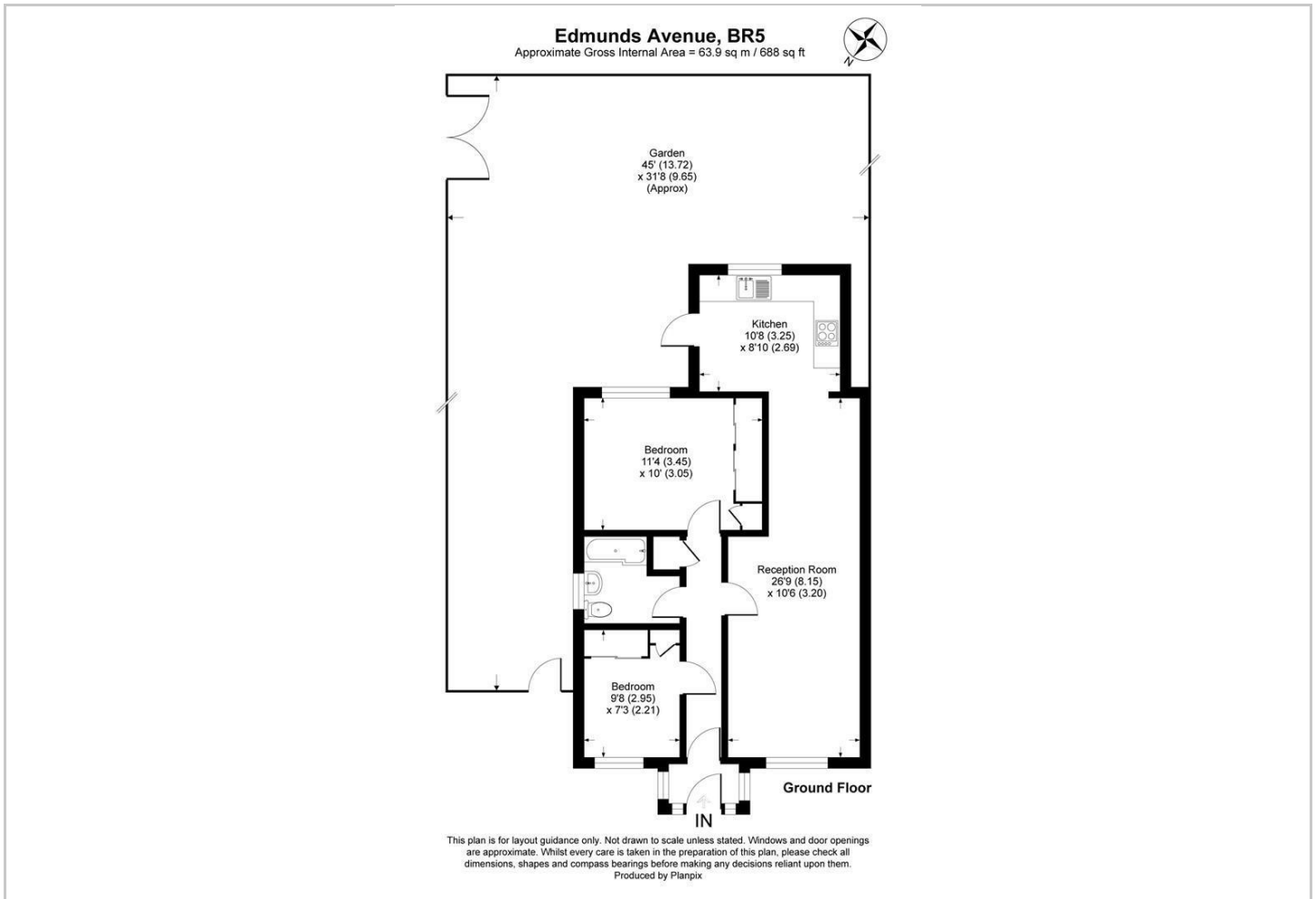
Hybrid Map



Terrain Map



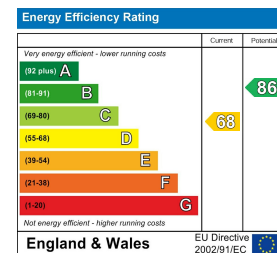
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.