



Avalon Road, Orpington, Kent, BR6 9AY

£600,000 Freehold



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Description

Offering sizable accommodation, and with an approximately 85'0" garden backing south, this five bedroom family home is offered to the market with the added advantage of no onward chain. Extended to both the ground and first floor, accommodation comprises: a spacious entrance hall with cloakroom, two reception rooms, and good sized kitchen/breakfast room. To the first floor, there are the five bedrooms, and a family bathroom. There is ample parking to the front, plus a garage, and a secluded rear garden which laid mainly to lawn. The property is situated in a popular residential road, close to Goddington Park, and accessible to the highly sought-after St Olaves Grammar School For Boys. The R9 bus runs along Avalon Road, and provides access to Orpington High Street with it's vast array of shops, coffee shops, bars, restaurants and leisure facilities including gyms, The Walnuts, and the Odeon Cinema. Orpington mainline station offers a fast and frequent service to London. Greenbelt countryside, as well as motorway connections for the M25, and A20 are also close by.

Canopied Entrance

Entrance door to front.

Hallway

Dogleg staircase leading to the first floor landing. Understairs cupboard housing gas meter. Wall mounted gas fired central heating boiler. single panel radiator. Frosted leaded light window to the side. Cupboard housing electric meter.

Cloakroom

Fitted with a white suite comprising:- low level WC; and wall mounted corner wash hand basin. Tiled splash back. Frosted window to the side.

Lounge

15'2" into bay x 11'10" max (4.62m into bay x 3.61m max)

Double glazed multi pane effect bay window to the front, and with double panel radiator beneath. Additional single panel radiator. Fitted gas fire.

Dining Room

24'0" x 11'6" max (10'4" min) (7.32m x 3.51m max (3.15m min))

Multi pane French doors, and matching adjacent full height windows onto the rear garden. Multi pane window to side. Double panel radiator, plus additional single panel radiator. Chimney breast with recess, and gas point.

Kitchen

16'3" x 10'5" (4.95m x 3.18m)

Fitted with a range of wall, base and drawer units. Colour coordinated partly tiled walls. Colour coordinated marble effect worktops with inset stainless steel one and a half bowl sink unit. Display cabinet. Integrated four burner gas hob with extractor canopy above, and separate unit housing electric oven. Space and plumbing for washing machine, and dishwasher. Built-in fridge. Double glazed bow window overlooking the rear garden. Double glazed door to side. Single panel radiator.

First Floor Landing

Deep airing cupboard over stairwell, and housing the hot water cylinder. Access to the loft space.

Bedroom 1

15'7" into bay x 11'6" max into wardrobes (4.75m into bay x 3.51m max into wardrobes)

Double glazed multi pane effect bay window to front, and with double panel radiator beneath. Fitted wardrobes to either side of the chimney breast.

Bedroom 2

13'6" x 11'5" max into wardrobes (4.11m x 3.48m max into wardrobes)

Large double glazed picture window overlooking the rear garden, and with single panel radiator beneath. Fitted wardrobes to either side of the chimney breast.

Bedroom 3

10'4" x 10'2" (3.15m x 3.10m)

Double glazed window overlooking the rear garden, and with single panel radiator beneath.

Bedroom 4

10'1" x 7'4" (3.07m x 2.24m)

Double glazed window overlooking the rear garden, and with single panel radiator beneath.

Bedroom 5 / Study

7'5" (10'3" max) x 6'7" (2.26m (3.12m max) x 2.01m)

Double glazed window to the front, and with single panel radiator beneath.

Bathroom

Fitted with a white suite comprising:-panel bath with separate shower unit over, and screen; pedestal wash hand basin; and low level WC. Colour coordinated fully tiled walls with decorative border. Single panel radiator. Double glazed multi pane effect frosted window to front.

Rear Garden

approximately 85'0" (approximately 25.91m)

Backing approximately south. Immediately behind the property, there is a small crazy paved terrace. Then, mainly laid to lawn with plant, shrub and hedge borders. Timber garden shed/summerhouse. Trees. Outside water tap.

Front Garden

Large crazy paved driveway providing ample off road parking and access to the garage. Shaped area of lawn, Plant and shrub borders.

Garage

With up and over door to front. Power and lighting. Personal door to garden.

Agent's Note

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

Council Tax Band: "F"

EPC Rating: "D"

Total Square Meters: Approx. 135

Total Square Feet: Approx. 1453

This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

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





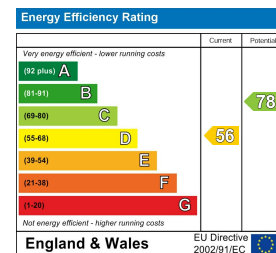
Floor Plan



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.