



Avalon Road, Orpington, Kent, BR6 9BA

£650,000 Freehold



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Description

An attractive, extended and beautifully presented home situated in an established road just round the corner from Goddington Park. The property has undergone extensive refurbishments with many improvements carried out by the vendor, since they have owned the property. Upstairs are 3 good sized bedrooms along with a modern bathroom suite whilst downstairs is a well appointed lounge, shower room and a luxury kitchen with dining area. Also on the ground floor is a great entertaining room which has been created, by using the majority of one of the garages. Tastefully decorated the property benefits from gas central heating, double glazing and attractive floor coverings. Outside, the rear garden is approximately 90ft and enjoys a southerly aspect. To the front is a good sized single garage plus store room to side, and a private drive. Close to local amenities including schools, shops, playground, motorway links and open countryside, it's on the R9 bus route to Orpington.

Entrance

Composite front door with leaded light insert, under stairs cupboard, radiator.

Lounge

Double glazed window to front, radiator.

Kitchen/Dining room

Range of matching Grey high gloss units with soft closing drawers. Concealed lighting and plinth lighting, stainless steel sink and drainer, breakfast bar with pendant lighting, built in oven and microwave, dishwasher, fridge freezer, gas hob with extractor fan, radiator, spotlights.

Dining area with double glazed patio door to rear, double glazed window to side radiator.

Inner Hallway

radiator, skylight, double glazed door to rear

Shower Room

With fully tiled shower, combined toilet and wash hand basin, units, cupboard housing boiler, double glazed window to window to rear. built in washing machine and tumble dryer.

Entertainment Room

Double glazed door to side and double glazed window to rear, electric storage heaters, in built bar, door to storage area at front (part of former garage)

Landing

Access to loft with ladder, storage cupboard, double glazed window to side

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator, range of fitted wardrobes.

Bedroom Three

Double glazed window to front.

Bathroom

Modern white suite with panelled bath with power shower, shower screen, combined toilet and wash hand basin, heated towel rail, double glazed opaque window to rear, part tiled walls, inset spotlights.

Rear Garden

approx 90ft (approx 27.43mft)

Enjoying a southerly aspect with majority lawn area

with fish pond. Crazy paved patio with outside lighting and hose tap.

Garage 1

Up and over door power and light

Garage 2

used for storage

Front garden

Lawn with private private drive and off street parking

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: "E"

EPC Rating: "D"

Total Square Meters: Approx 139.

Total Square Feet: Approx. 1496

Room Dimensions- 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, continue to the War Memorial. Take the second exit and proceed up Spur Road, and at the traffic lights turn left, then almost immediately right into Avalon Road. Follow this towards the bottom and the property will be found on your right hand side of the road.

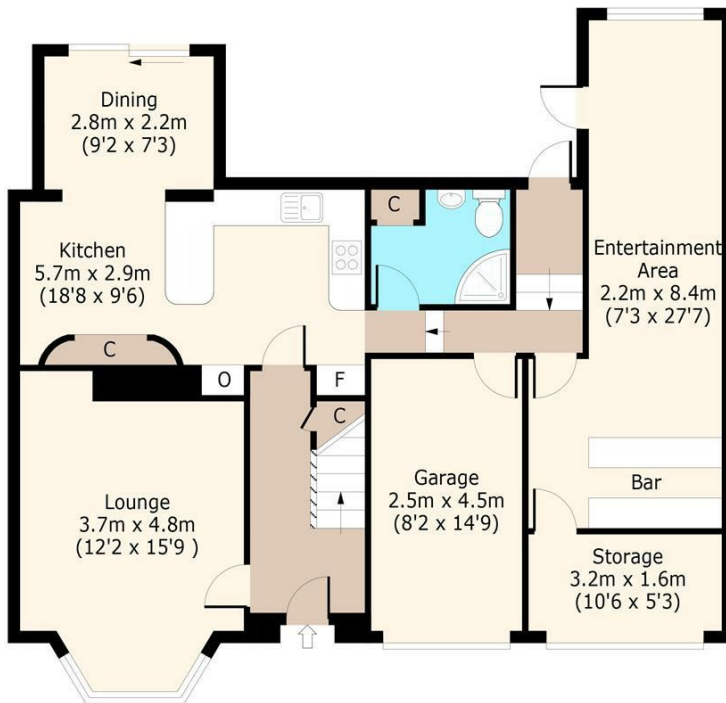




Floor Plan

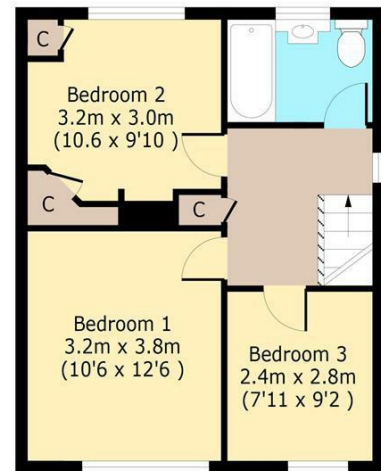
Ground Floor

Approx. 97.8 sq. meters
(1052 sq. feet)



First Floor

Approx. 41.6 sq. meters
(447 sq. feet)

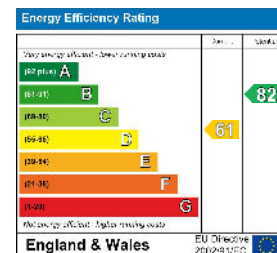


Total area: approx. 139.4 sq. meters (1500 sq. feet)
For illustration purposes only - not to scale

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.