



## 39 Lynton Avenue, Orpington, Kent, BR5 2EH

Stunning 4/5 bed detached house close to station. Many improvements. For more info: [https://sprift.com/dashboard/property-report/?access\\_key=a9e66f7a1aa4e8af27c3b4f1b4bf32e2bb81ef64d57bd1590](https://sprift.com/dashboard/property-report/?access_key=a9e66f7a1aa4e8af27c3b4f1b4bf32e2bb81ef64d57bd1590)


- Beautifully Presented Home
- 4/5 Bedrooms
- 3 Reception Rooms
- Lovely Kitchen/Dining Room
- En-Suite Shower Room
- Family Bathroom
- Audio/Visual System
- External CCTV Cameras
- Integral Vacuum/Cleaning
- Hydrating System In Garden

**£800,000**

Approximate Gross Internal Area  
168.5 sq m / 1814 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID:294510 / Ref:58067)

| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| 92 plus) A   |  |   |           |
| 81-91) B   |  |   |           |
| 69-80) C   |  |   |           |
| 55-68) D   |  |   |           |
| 39-54) E   |  |   |           |
| 21-38) F   |  |   |           |
| 1-20) G  |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |