



Northlands Avenue, Orpington, Kent, BR6 9LX

£573,000 Freehold



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Description

This extended three bedroom semi detached house is situated on the sought-after Davis Estate close to shops, public transport, and within a mile of nine highly regarded primary and secondary schools. The accommodation comprises three first floor bedrooms and a larger than average bathroom, whilst downstairs is a well appointed lounge, extended kitchen, and a family room across the back of the house. Benefits include gas central heating and double glazing, whilst outside is an established garden and there is an attached garage with off street parking to front. Internal viewing is strongly recommended.

Entrance Hall

Radiator, stairs leading to the first floor, under stairs cupboard, tiled floor.

Through Lounge

Double glazed window to front, feature fireplace with open fire, 2 radiators.

Reception Room

With two double glazed windows to rear, double glazed door to side. Two radiators.

Kitchen / Breakfast Room

Range of matching wall and base units with stainless steel sink and drainer, wall mounted boiler, gas hob, radiator, plumbing for washing machine, double glazed door to rear, double glazed window to side, tiled floor.

First Floor Landing

Access to loft

Bedroom

Double glazed window to front, radiator, fitted wardrobe.

Bedroom.

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom..

Double glazed window to front, radiator.

Rear Garden

Approx 70ft with mature trees and shrubs

Attached Garage

With up and over drive

Front Garden

Block paved drive.

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: "E"

EPC Rating: "D"

Total Square Meters: Approx. 121

Total Square Feet: Approx. 1304

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

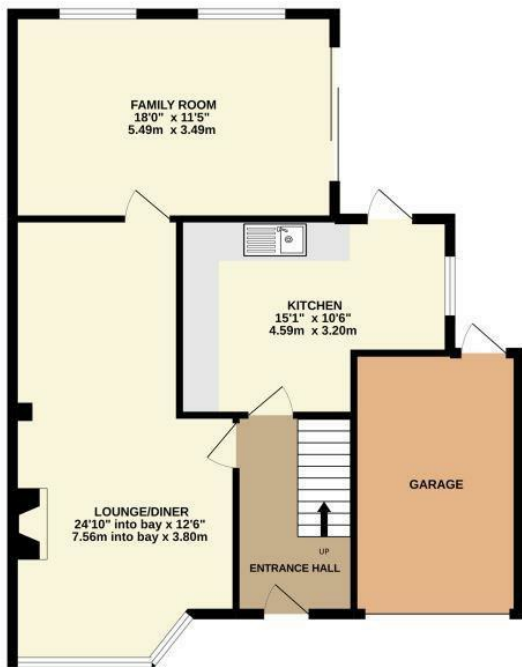
From our office adjacent to Tesco in Orpington, continue to the War Memorial. Take the third exit proceeding southwards along Sevenoaks Road. Continue under the railway bridge and over the roundabout. Upon reaching The Crescent shops on the right hand side, turn right in to Oakleigh Gardens. At the top turn right into Northlands Avenue,.





Floor Plan

GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



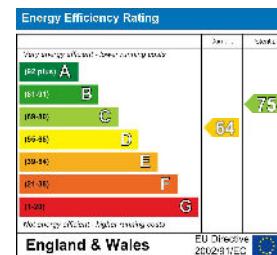
TOTAL FLOOR AREA : 1304 sq.ft. (121.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.