



## The Avenue, Orpington, Kent, BR6 9AS

Price Guide £1,500,000 Freehold



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### Description

Guide price £1,500,000 - £1,650,000. Arguably one of the most desirable, spacious and unique homes that we have had the pleasure to market over the past 25 years here at our Orpington office. It is situated on a large south facing plot in this most sought-after tree-lined avenue on the south side of town, within easy access to Orpington High Street with its comprehensive selection of shopping, leisure and recreational facilities, Orpington mainline station with its fast and frequent service up to London is a short walk away, and, additionally, highly regarded schools such as St Olaves Grammar School For Boys, and Newstead Wood For Girls are also easily accessible. This Colonial style five double bedroom residence combines elements of a bygone age together with the contemporary. Substantially enlarged over more recent years, the original property was built in the early 1900's, and there are still a number of character touches such as latch doors, feature fireplaces and beamed ceilings. Now, greatly extended to provide three additional bedrooms - all with en-suites - to the first floor, downstairs there is a superb kitchen-come-family room, plus large utility and work room. This house is full of surprises: on one hand it oozes charm and character; on the other, it is a house which offers all the modern creature comforts expected by today's discerning purchaser, The rear garden measures approximately 164'0" x 78'0" (at the widest point). This is a property that really must be viewed to be fully appreciated as photos do not do it justice !

### Reception Hall

A most striking, and welcoming bright entrance hall with part vaulted ceiling with roof windows. Log burning stove. Double panel radiator. Imposing dog leg staircase leading to the first floor landing, and with cupboard beneath. Extensive range of sliding doored cloaks wardrobes along one wall. Downlighting.

### Cloakroom

Attractively fitted with a contemporary style suite comprising: Low level WC, and vanity wash hand basin with cupboard under. Downlighting. Extractor fan. Partly tiled walls. Victorian style fin radiator with integrated towel rail.

### Lounge

A lovely character room with beamed ceiling and stone and brick fireplace with cast iron grate.. With two original feature diamond leaded light arched windows to side, and a further two original diamond leaded light windows to front. Two double panel radiators. Downlighting. Original latch door leading to:  
SIDE VESTIBULE: with tiled floor. Leading to the side of the house.

### Dining Room

Original Leaded light bay window to front with double panel radiator. Latch door returning to the lounge. Feature cast iron fireplace. Picture rail. Attractive wooden flooring.

### Kitchen / Family Area

Being the real "hub" of this exquisite family home.

**KITCHEN AREA:** Comprehensively fitted with a contemporary range of matching wall, base and drawer units with colour coordinated granite worktops and breakfast bar with deep inset stainless steel sink. Integrated appliances including halogen hob with extractor hood above, matching granite splashback behind, and oven beneath. Separate unit housing additional oven. Integrated dishwasher. Matching attractive wooden flooring. Security video entryphone system. Double glazed leaded light effect window overlooking the rear garden. Downlighting. Particularly spacious walk-in pantry cupboard.

**FAMILY AREA:** With double glazed bi-folding doors, with integrated blinds, leading out to the rear garden. Two double panel radiators. One single panel radiator. Matching attractive wooden flooring. Door leading to the front of the property. Contemporary style log burner. Matching low level units with colour coordinated granite shelf above. Downlighting.

### Utility & Work Room

With double glazed diamond leaded light effect windows to both side and rear overlooking the garden. Double glazed door leading to the garden, and door leading to the garage. Ceramic tiled floor. Range of matching contemporary style all and base units and colour coordinated granite worktops with deep inset stainless steel sink. Space and plumbing for washing machine. Space for tumble dryer, Ceramic tiled flooring. Downlighting. Single panel radiator.

### Galleried First Floor Landing

An incredibly spacious and bright galleried landing. Access to loft. Part vaulted ceiling with roof windows. Double glazed diamond leaded light double glazed window to front. Three panel radiators.

### Loft Room

Access via a latch door, and staircase from the landing. Four Skylights. Extensive eaves storage. Downlighters.

### Master Bedroom

A particularly large master suite, with two double glazed diamond leaded light windows overlooking the garden. Range of fitted wardrobes. Three double panel radiators. Door to:-

### En-Suite Bathroom

Fitted with a contemporary style four piece suite comprising: large inset "tub" bath with mixer taps and handheld shower attachment; low level WC; vanity wash hand basin with cupboards beneath; and fully tiled cubicle with power shower. Downlighting. Ceramic tiled flooring, and to walls. Original diamond leaded light arched window to front.

### Bedroom Two

Double glazed diamond leaded light effect window to rear overlooking the garden. Part vaulted ceiling. Panel radiator. Laminate flooring. Through to:-

## En-Suite Shower Room

Fitted with a white suite comprising:- walk-in shower unit; low level WC; and vanity wash hand basin with cupboard beneath. Ladder style radiator. Downlighting. Fully tiled walls. Extractor.

## Bedroom Three

Double glazed diamond leaded light effect window to rear overlooking the garden. Panel radiator. Part vaulted ceiling. Laminate flooring. Through to:-

## En-Suite Shower Room

Fitted with a white suite comprising:- walk-in shower unit; low level WC; and vanity wash hand basin with drawer unit beneath. Ladder style radiator. Downlighting. Fully tiled walls. Extractor. Double glazed obscure diamond leaded light effect window to rear.

## Bedroom Four

Original diamond leaded light window to front. Attractive cast iron fireplace. Single panel radiator. Picture rail.

## Bedroom Five

A double aspect room with original diamond leaded light arched window to front, plus double glazed diamond leaded light effect window to side. Attractive cast iron fireplace. Exposed timbers and tongue and groove paneling. Single panel radiator, Part vaulted ceiling.

## Family Bathroom

Most attractively fitted with a white suite comprising: freestanding claw foot roll top bath with mixer taps and handheld shower attachment; low level WC; and ornate shaped pedestal wash hand basin. Part vaulted ceiling. Mainly tiled walls. Roof window. Access to eaves, and shelved linen cupboard. Arched display niche with shelf, behind the bath.

## Rear Garden

A beautiful feature of this superb residence. Being south facing. Laid mainly to lawn. Ornamental fishpond with adjacent access to an original Anderson air raid shelter. A large selection of mature shrubs, plants and hedges. Two terraced seating areas - ideal for outside dining and entertainment - with adjacent outside kitchen area. Trees. Summer house with insulation, power and light and currently set up as a bar area with seating and recreation area. Second summer house towards the rear boundary, with insulation, power and light- ideal as a gym, "Man Cave", or den for the children. Outside lighting. Gated side access.

## Front Garden

Area of lawn with borders. Gravel driveway with parking, plus additional secure parking behind the gates in front of the garage.

## Garage

With power and Lighting. Wall mounted gas fired central heating boiler. Timber doors to front.

## Agent's Note

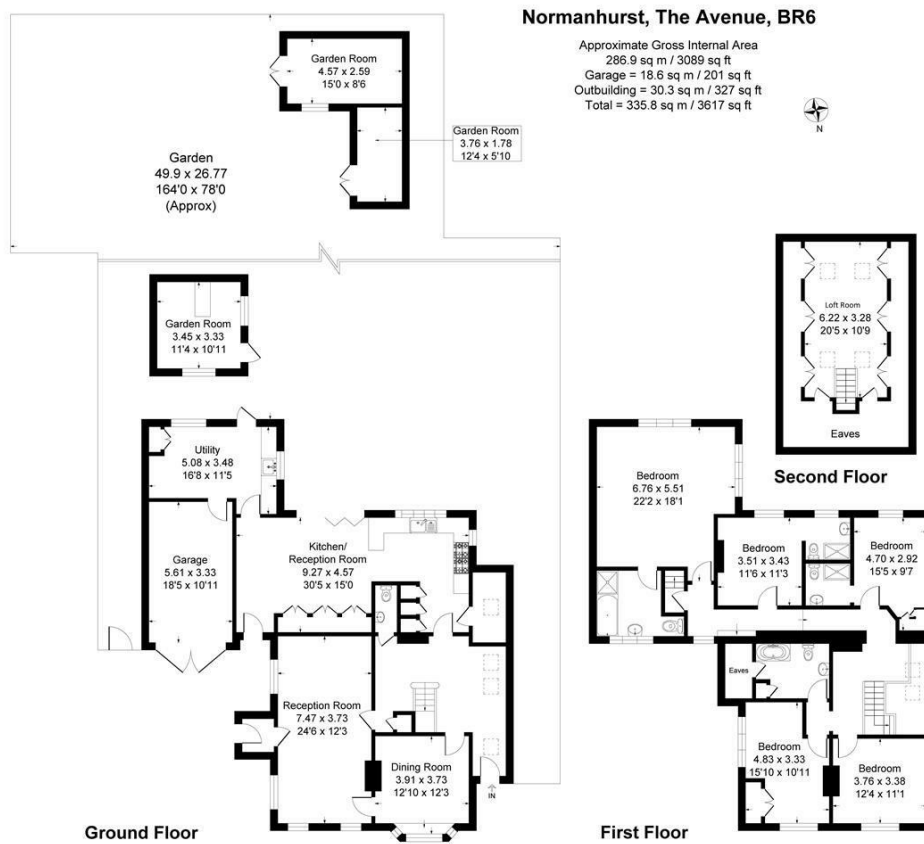
The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-  
Council Tax Band: "G"  
EPC Rating: "D"  
Total Square Meters: Approx. 286.9 (house only - plus outbuildings, and garage)  
Total Square Feet: Approx. 3089 (house only - plus outbuildings, and garage)  
Room and garden dimensions as per floorplan

This floorplan is an illustration purely to show the layout of the accommodation. It is not to scale.





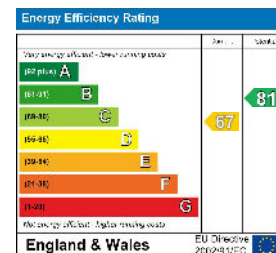
## Floor Plan



## Viewing

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

## Energy Efficiency Graph



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