



Mayfield Avenue, Orpington, Kent, BR6 0AJ

£1,425,000 Freehold



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Greatly extended over the years, this fine character residence is set back from the road behind a carriage driveway, and is situated in undoubtedly one of the finest tree-lined avenues in Orpington, within the sought-after Knoll area. Viewing is essential in order to appreciate all that this deceptively large and incredibly handsome property has to offer. Having been a lovely family home to the current owners for the past 30 years or so, the property is tastefully decorated throughout, has been well maintained over the years, and has been extended to create much larger than average accommodation. To the ground floor, there are three spacious reception rooms all with feature fireplaces, plus a separate study, as well as a particularly large breakfasting kitchen, separate utility room, and cloakroom. The light and airy galleried landing is very large, and off here there are five bedrooms, two of which benefit from en-suite shower rooms. There is also a spacious family bathroom. The rear garden is a true feature of this home, measuring well in excess of 100'0 in depth and with an average width of 50'0. Encompassing areas of terrace and lawn, in addition to plant, hedge and shrub borders, together with trees, and an ornamental fishpond. To the front, there is ample parking, and an integral garage. This property enjoys the most convenient of locations, being just a short walk of Orrington's mainline station with it's fast and frequent service up to London. Orpington High Street with it's vast array of shops, coffee shops, bars, restaurants, gyms and Odeon cinema is easily accessible, as are many highly desirable schools, plus bus routes serving numerous destinations.

Entrance Hall

An imposing, welcoming Entrance Hall with dogleg staircase leading to the equally spacious first floor landing. Understairs cupboard. Engineered wood flooring. Oak entrance door, and diamond leaded light sidelight windows to either side. Wall light points. Picture rail. Most attractive stained glass window onto the Lounge. Archway through to:-

Inner Lobby

With matching engineered flooring. Picture rail. Multi paned double doors to the Kitchen/Breakfast Room. Door to:-

Cloakroom

attractively fitted with a white contemporary style suite comprising:- WC with concealed cistern, and wash hand basin within vanity unit with storage beneath. Complementary tiling and attractive flooring. Diamond leaded light effect double glazed obscure window to side. Downlighting. Extractor fan. Single panel radiator.

Sitting Room

Diamond leaded light effect double glazed window to front, and with double panel radiator beneath. Wall light points. Picture rail. Attractive limestone fireplace mantel and hearth, and with gas fired wood burner. Multi pane double doors and matching full height adjacent windows leading into:-

Lounge

A lovely bright room with large double glazed patio doors and adjacent full height windows opening onto the rear garden, with superb views. Feature stained glass

window onto the Entrance Hall. Imposing and very attractive bath stone fireplace with inset intricate hand carvings, and exposed brick chimney. Picture rail. Double panel radiator. Wall light points. Multi pane double doors lead to the Kitchen / Breakfast Room. Door to:-

Study

Diamond leaded light effect double glazed window with lovely views over the rear garden, and with single panel radiator beneath. Picture rail. Door leading to the garage.

Dining Room

Diamond leaded light effect double glazed window to front, and with double panel radiator beneath. Attractive limestone fireplace mantel and hearth, and with gas fired wood burner. Picture rail.

Kitchen / Breakfast Room

A particularly spacious breakfasting kitchen. Fitted with an extensive range of solid oak wall, base and drawer units and with granite worktops. Inset colour coordinated one and a half bowl sink unit with antique style mixer tap over. Display shelving, and matching dresser unit. Integrated induction hob with extractor canopy over, and separate unit housing double oven. Built-in fridge freezer, and dishwasher. Under cabinet lighting. Contemporary style upright panel radiator. Ceramic tiled flooring. Partly tiled walls. Diamond leaded light effect double glazed window with delightful views over the rear garden. Larger cupboard with window to side. Door to:-

Boot Room / Lobby

Quarry tiled flooring. Louvre double doored cupboard housing gas and electric meters and consumer unit. Diamond leaded light effect double glazed door leading to the side.

Utility Room

Fitted with a range of contemporary style base units, and with laminate worktops. Inset stainless steel single bowl single drainer sink unit. Attractive complementary tiling. Wall mounted as fired central heating boiler. Space and plumbing for washing machine. Additional integrated fridge/freezer. Water softener. Diamond leaded light effect double glazed window to side. Downlighting.

First Floor Landing

A particularly spacious galleried landing, Diamond leaded light effect double glazed window with lovely views over the rear garden, and with double panel radiator beneath. Picture rail. Access to loft. Double doored airing cupboard housing the hot water cylinder together with the solar hot water diverter.

Bedroom 1

Diamond leaded light effect double glazed window with picturesque views over the lovely rear gardens, and with single panel radiator beneath. Picture rail. Fitted wardrobes to one wall- including a double doored glazed display unit. Door to:-

Tel: 01689 821904

En-Suite Shower Room

Attractively fitted with a white contemporary style suite comprising:- corner shower cubicle with Aqualisa shower unit, low level WC, and inset vanity wash hand basin with drawers and cabinets below. Fully tiled walls with decorative border. Extractor fan. Single panel radiator. Secondary access to the loft space. Diamond leaded light effect double glazed obscure window to side.

Bedroom 2

Diamond leaded light effect double glazed window to front, and with single panel radiator beneath. Picture rail. Fitted wardrobes. Door to:-

En-Suite Shower Room

Fitted with a white suite comprising:- fully tiled shower cubicle with Aqualisa shower unit, WC with concealed cistern, and wall mounted wash hand basin. Karndean flooring. Ladder style radiator. Extractor fan. Downlighting. Diamond leaded light effect double glazed obscure window to side.

Bedroom 3

Diamond leaded light effect double glazed window to front, and with double panel radiator beneath. Picture rail. Fitted limed oak fronted wardrobes to one wall.

Bedroom 4

Diamond leaded light effect double glazed window overlooking the rear garden, and with single panel radiator beneath. Picture rail. Fitted wardrobes to one wall.

Bedroom 5

Diamond leaded light effect double glazed bay window to front, and with single panel radiator beneath. Picture rail.

Bathroom

Fitted with a white suite comprising:-panel bath with hand held shower attachment, bidet, low level WC and pedestal wash hand basin. Fully tiled walls with decorative border at dado rail height. Ladder style radiator. Underfloor heating. Diamond leaded light effect double glazed obscure window to side.

Front Garden

Set back from the road, and approached via a crazy paved carriage driveway with ample parking, and providing access to the garage. Borders. Gated pedestrian side access leading to the rear garden.

Integral Garage

Being larger than average, and providing room for an average sized vehicle plus storage. Electric remote controlled up and over door to front. Power and lighting. Solar inverter and battery storage. Door leading to the Study.

Rear Garden

approximately 100'0" x 50'0" average (approximatley 30.48m x 15.24m average)

A desirable feature of this fine family home. Immediately behind the house, there is a crazy paved seating area, with raised borders and ornamental fishpond. Steps lead up to a large expanse of lawn, set with plant, shrub and hedge borders. Trees - including fruit trees. To the side, there is a wide paved area with timber garden shed, and outside water tap, and gate leading to the front garden. Outside lighting. Summerhouse with power and light. Double glazed windows and double doors. Laminate flooring and paneled walls. Small verandah area.

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: "C"

Total Square Meters: Approx. 264

Total Square Feet: Approx. 2,848

Room dimensions as per floorplan

This floorplan is an illustration purely to show the layout of the accommodation. It is not to scale. Approximate measurements are available on the sales particulars. Any queries should be directed to the agent.

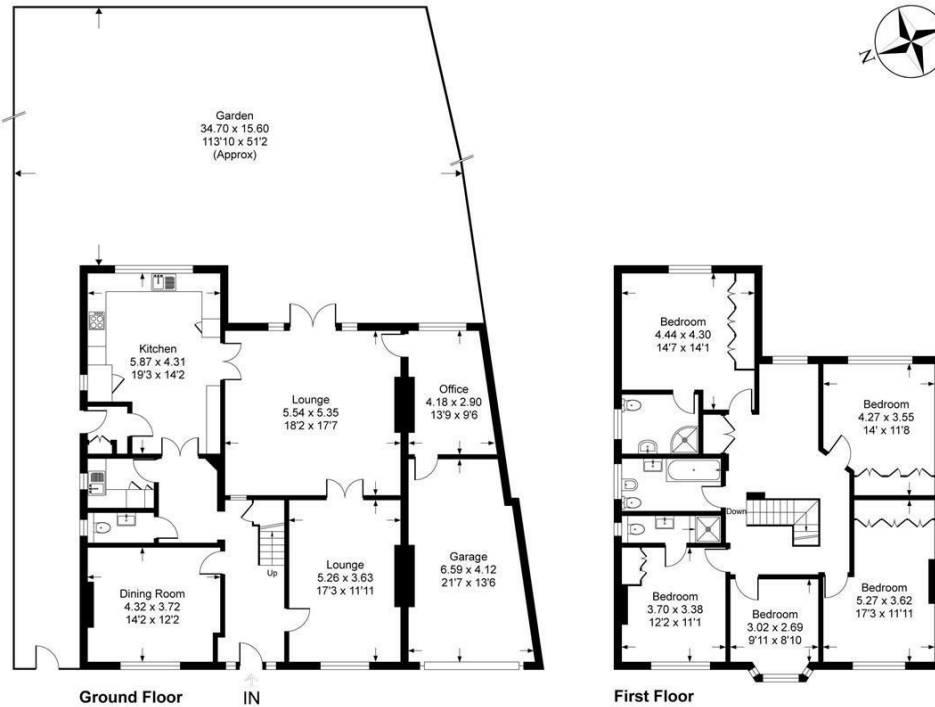




Floor Plan

Mayfield Avenue, BR6

Approximate Gross Internal Area = 241 sq m / 2594 sq ft
 Approximate Garage Internal Area = 24 sq m / 254 sq ft
 Approximate Total Internal Area = 264 sq m / 2848 sq ft

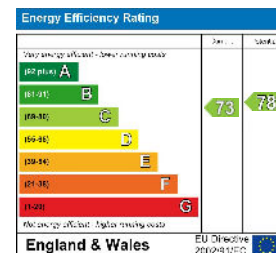


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced by Planpix

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.