



60 Leamington Avenue, Orpington, BR6 9QB

*****GUIDE PRICE £650,000-£700,000*****

Nestled on the charming Leamington Avenue in Orpington, this delightful semi-detached house on a good sized plot offers a perfect blend of comfort and convenience. Built in 1958, the property boasts a generous living space of 1,187square feet, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The well-proportioned kitchen is ready for your personal touch, and the three bedrooms offer a peaceful retreat for family members or guests. The bathroom is conveniently located to serve the needs of the household and it also has a downstairs toilet.

This property also features a garage, providing secure parking for one vehicle, along with additional on-street parking options. The well-maintained garden offers a lovely outdoor space for children to play or for hosting summer gatherings.

One of the standout features of this home is its proximity to excellent schools, making it a fantastic choice for

- 3 Bed semi detached house.
- Garage
- Two receptions
- Downstairs toilet
- Off street parking
- Close to good schools
- Close to Orpington Mainline station and bus routes.
- Close to local shops and Orpington high street
- EPC rating D
- Council Tax band E

£650,000

GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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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