



Broom Avenue, Orpington, Kent, BR5 3BT

£400,000 Freehold





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### Description

Offered to the market "chain-free", a sizable three bedroom semi-detached family home, now requiring up-dating, but offering tremendous potential. Set back from the road along a walkway, the property is within walking distance of local shops at Cotmandene Crescent, as well as Doctors' surgery, local schools, bus routes, and station. There is an attractive rear garden with seating area, as well as area of lawn, and outside store.

### Porch

UPVC entrance door to the side. There is a large double glazed window to the front, plus a small double glazed high level window to the other side. Glazed door and adjacent matching full height panel, leading to:-

### Entrance Hall

With staircase leading to the first floor landing. Flemish style frosted double glazed high level window to the side. Glazed doors leading to both the lounge, and also to the kitchen.

### Lounge

14'5" x 13'2" max (4.39m x 4.01m max)

With double glazed bay window to front front. Double panel radiator. Most attractive marble effect fireplace and hearth with decorative mantel surround, and with fitted electric fire. Coving to ceiling. Door leading to:-

### Dining Room

11'7" x 10'0" (3.53m x 3.05m)

Double glazed sliding patio doors leading to the rear garden. Glazed door to kitchen. Door returning to Lounge. Coving to ceiling. Single panel radiator.

### Kitchen

11'10" x 7'5" (3.61m x 2.26m)

With a range of wall, base and drawer units with colour-coordinated worktops and inset stainless steel single bowl single drainer sink unit, with mixer tap over. Partly tiled walls. UPVC side door leading to the rear garden, and double glazed window overlooking the rear garden. Shelved understairs larder cupboard, and additional large full height broom cupboard. Appliance space including plumbing for washing machine. Space for slot-in gas cooker, with gas point, and with fitted extractor hood above. Glazed door to Dining Room, and glazed door returning to the entrance hall.

### First Floor Landing

A particularly spacious landing. Access to the loft area. Airing cupboard housing hot water cylinder.

### Bedroom 1

11'7" x 11'0" max (3.53m x 3.35m max)

Double glazed window to the front overlooking the small green and walkway. Single panel radiator. Coving to ceiling.

### Bedroom 2

10'4" x 10'2" max (3.15m x 3.10m max)

Double glazed window overlooking the rear garden. Fitted wardrobes to one wall. Two chest of drawers surrounding bed recess, with fitted bedhead. Single panel radiator.

### Bedroom 3

11'0" x 7'6" (3.35m x 2.29m)

Double glazed window to the front, with additional secondary glazing, and overlooking the small green and walkway. Bulkhead shelf over stairwell.

### Shower Room

Fitted with a white pedestal wash hand basin, plus walk-in shower with MIRA shower unit. Splashback panels, and screen.

Partly tiled walls with decorative inserts and border at dado rail height. Flemish style frosted double glazed high level window to the rear.

### Separate WC

Fitted with a white low level WC. Partly tiled walls with decorative inserts and border at dado rail height. Flemish style frosted double glazed high level window to the rear.

### Front Garden

Area of lawn, with plant, shrub and hedge borders. Pathway and steps leading to the entrance porch. The property is set away from the road down a small walkway, overlooking a small area of green.

### Rear Garden

approaching 40'0" (approaching 12.19m)

Immediately behind the house, there is an area of hardstanding for seating. Outside brick garden store. Outside lighting. Outside water tap. gated pedestrian side access. Area of lawn, with plant, shrub and hedge borders.

### 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: "C"

EPC Rating: "C"

Total Square Meters: 84

Total Square Feet: 784

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





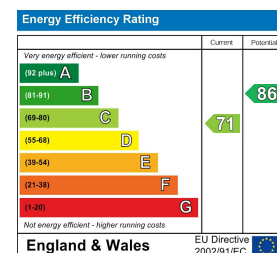
## Floor Plan



## 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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