



152 Avalon Road, Orpington, Kent, BR6 9BB

CHAIN-FREE WITH KEYS HELD FOR IMMEDIATE VIEWING - An exceptionally well presented, and very spacious three bedroom extended detached bungalow with an attractive south-facing rear garden. Having been considerably improved in recent years, there is a most attractive enlarged kitchen with family sitting area, in addition to a separate utility room. The extended lounge and dining area overlooks the rear garden. There are three good sized bedrooms, and a lovely contemporary style bathroom. Located towards the end of this popular road, within minutes' walk of Goddington Park, and Greenbelt countryside, yet just a short bus or car journey from Orpington Mainline Station with it's great commuter service, and the High Street with it's vast array of shops, coffee shops and restaurants. Good local schools are also close at hand. Viewing is a must to fully appreciate the size, and quality presentation on offer at this beautiful home- one of the finest examples we have had the pleasure to market for a while.

£630,000



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |