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Avalon Road, Orpington, Kent, BR6 9BB

£615,000 Freehold

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Property Description

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.

Entrance Hall

Attractive leaded light effect entrance door to front, with adjacent double glazed windows. Attractive oak flooring. Contemporary style upright panel radiator. Coving to ceiling. Access to the loft space. Built-in cloaks cupboard. Additional built-in cupboard housing meters.

Lounge With Dining Area

18'6" max x 15'11" max (5.64m max x 4.85m max)

A lovely bright room, with double glazed French doors and adjacent windows opening out onto the rear garden. Additional double glazed high level window to one side. Coving to ceiling. Two contemporary style upright panel radiators. Attractive oak flooring. Contemporary style glazed double doors lead to:-

Kitchen With Family Area

18'9" max x 15'0" max (5.72m max x 4.57m max)

Without doubt the real centre piece of this property, and being beautifully appointed. Fitted with a range of contemporary style "shaker" wall, base and drawer units with colour contracting granite effect work surfaces and upends. Matching Stand along island unit with breakfast bar, and containing the deep stainless steel bowl sink with adjacent inset drainer, and multi function mixer tap above. Concealed 'rising' power and USB sockets. Some attractive tiling. Large double doored 'walk in' pantry. Integrated dishwasher. Integrated four burner gas hob with extractor over, and with electric oven. Within a fitted unit there is a second built-in electric oven, plus separate microwave. Recess for American style fridge freezer. Double glazed obscure door and adjacent obscure window to the front. Lovely roof lantern. Within the family/sitting area, there are double glazed French doors and adjacent windows, again, opening out to the garden. Attractive oak flooring.

Utility Room

6'9" max x 4'9" max (2.06m max x 1.45m max)

Fitted with matching wall and base units with the same colour contrasting granite work surfaces and upends. Double glazed window to the rear. Single panel radiator. Some attractive tiling. Ceramic tiled flooring. Downlighting. Coving to ceiling. Space and plumbing for washing machine, and tumble dryer.

Bedroom 1

15'4" max x 10'10" max (4.67m max x 3.30m max)

Double glazed bay window to the front with fitted attractive internal shutters. Double panel radiator. Additional contemporary style upright panel radiator. Coving to ceiling. Fitted sliding mirrored door wardrobes to one wall.

Bedroom 2

13'8" max x 11'0" max (4.17m max x 3.35m max)

Double glazed bay window to the front with fitted attractive internal shutters. Double panel radiator. Additional contemporary style upright panel radiator. Coving to ceiling.

Bedroom 3

11'0" max x 6'10" max (3.35m max x 2.08m max)

Double glazed window to the side, and with single panel radiator beneath. Attractive oak flooring. Coving to ceiling. built-in shelved cupboard.

Bathoom

Again, most attractively appointed with a white contemporary style suite comprising:- large 'tub' bath with shower attachment and screen, plus additional shower unit over; 'floating' wash hand basin; and low level WC. Patterned ceramic tiled flooring. Double glazed obscure window to the side with attractive fitted internal shutters. Shaver point. Extractor. Downlighting. Wall mounted heated towel rail with combined panel radiator.

Front Garden

Own driveway with parking. Area of lawn with plant and shrub borders.

Rear Garden

approximately 45'0" wide x 35'0" deep
(approximately 13.72m wide x 10.67m deep)

Paved sitting area, and additional wide paved area to the other side of the bungalow. Mainly laid to lawn with established plant, shrub and hedge borders. Outside water tape. Gated pedestrian side access. Timber garden shed. Two garden stores.

Agent's Note

he following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "F"
EPC Rating: "D"
Total Square Meters: Approximately 132
Total Square Feet: Approximately 1431

This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

Viewing by strict appointment with Edmund Orpington by telephoning 01689 821904, or via email orpington@edmund.co.uk













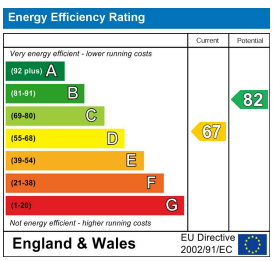
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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