



Avalon Road | Orpington, BR6 9AX

 5  2  2 Guide Price £700,000 to £750,000 Freehold

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Avalon Road

Orpington

An attractive five bedroom, two bathroom semi detached house situated conveniently for Orpington High Street and Mainline Station. The property offers well presented & spacious family accommodation.

Property Features

- Modern & Stylish Decor
- Ground Floor Cloakroom
- Spacious Kitchen/Dining Room
- 16ft Conservatory
- Four Piece Family Bathroom
- En-Suite to Fifth Bedroom
- Landscaped Rear Garden
- Private Driveway & Garage
- Council Tax: E
- EPC Rating: D



Interior

Entrance Hall: Double glazed door to front with double glazed side panels. Stairs to first floor, radiator and wood laminate flooring.

Lounge: 3.89m x 3.68m (12'9" x 12'1") Double glazed window to front, radiator and fitted carpet.

Kitchen/Dining Room: 6.55m x 3.48m (21'6" x 11'5") (Maximum dimensions). Fitted with a matching range of wall and base units with work surfaces. Integrated double oven, microwave, gas hob and extractor canopy. Two integrated fridges, dishwasher and washing machine. Inset sink unit & drainer. Two radiators. Double glazed window to rear. Double glazed sliding door opening into:-

Conservatory: 4.88m x 3.66m (16' x 12') Double glazed with French doors opening onto the rear garden. two radiators and fitted carpet.

Utility Room: 2.64m x 1.32m (8'8" x 4'4") Sink unit & drainer. Fridge freezer to remain. Space for tumble dryer. Double glazed window to side. Double glazed door leading to rear garden. Access to:-

Ground Floor Cloakroom: Fitted with a wash hand basin and wc. Chrome heated towel rail.

Landing: Double glazed opaque window to side. Storage cupboard. Radiator and fitted carpet.

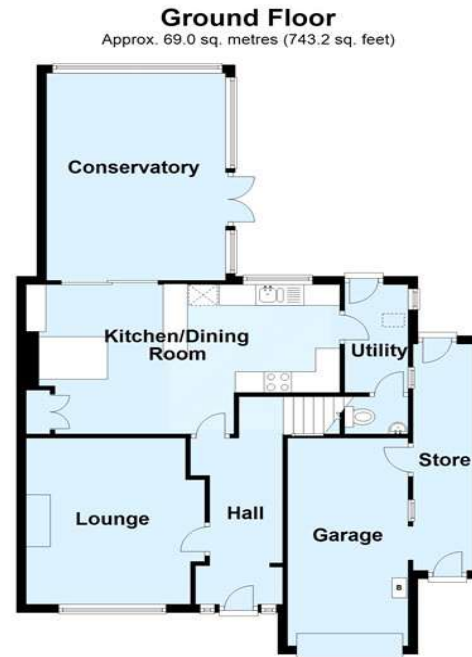
Bedroom 1: 3.96m x 2.67m (13' x 8'9") Double glazed window to front, fitted wardrobes, radiator and fitted carpet.

Bedroom 2: 3.48m x 2.8m (11'5" x 9'2") Double glazed window to rear, fitted wardrobes, radiator and fitted carpet.

Bedroom 3: 2.62m x 2.54m (8'7" x 8'4") Double glazed window to rear, radiator and fitted carpet.

Bedroom 4: 2.44m x 2.34m (8' x 7'8") Double glazed window to front, built in storage, radiator and fitted carpet.

Family Bathroom: Fitted with a four piece suite in white with contrasting chrome fittings comprising a walk in shower cubicle, pedestal wash hand basin, two wash hand basins set in vanity unit and wc. Heated towel rail. Double glazed opaque window.



Total area: approx. 141.8 sq. metres (1525.9 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

Stairs to:-

Bedroom 5: 3.76m x 3.38m (12'4" x 11'1") Two skylight windows. Built in wardrobes. Radiator and fitted carpet. Access to:-

En-Suite: Fitted with a walk in shower cubicle, wash hand basin set in vanity unit and wc. Chrome heated towel rail. Skylight window.





Exterior

Rear Garden: Measuring approximately 80ft in length. Attractive patio areas. Laid to lawn with stocked borders and various shrubs. Artificial lawned area. Large garden sheds.

Workshop Area: 18'4 x 4'4. This is to the side of the property and has a double glazed door to the front & rear.

Private Driveway: Providing off road parking to front and leading to:-

Garage: With up and over door.

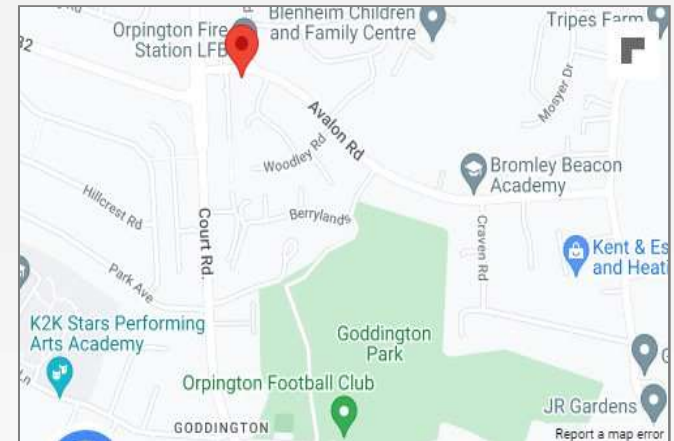
Additional Information

Please note that the vendor has advised us that their solicitors have offered an indemnity policy for the loft conversion (Bedroom 5 & En-Suite) as there are no building regulations.

Avalon Road is conveniently situated for Newstead Wood & St Olaves schools as well as a range of local amenities including several bus routes. Orpington High Street is also only a short distance away.

Property Location

Avalon Road, Orpington, BR6 9AX



**FOR MORE INFORMATION
CONTACT US TODAY.**

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