



Edmunds Avenue | Orpington, Kent, BR5 3LF



£400,000

Freehold

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## Edmunds Avenue, Orpington

A superb two bedroom semi detached bungalow that offers well presented accommodation. The property has potential to extend into the loft (STPP) & also benefits from landscaped gardens to front & rear.

### Property Features

- Council Tax: C
- EPC Rating: D
- Much Improved Semi Bungalow
- Central Heating & Double Glazing
- 26ft Lounge/Dining Room
- Modern Kitchen & Bathroom
- Beautifully Presented Accommodation
- Close To Nugent Park Shopping
- Low Maintenance Landscaped Gardens



## Interior

### Entrance Porch:

### Entrance Hall:

**Lounge/Dining Room:** 8.15m x 3.2m (26'9" x 10'6")

Double glazed window to front, radiator and wood laminate flooring. Open aspect to:-

**Kitchen:** 3.25m x 2.7m (10'8" x 8'10") Fitted with a modern range of wall and base units with work surfaces. Integrated oven, induction hob and extractor canopy. Space for fridge freezer. Sink unit & drainer. Skylight. Double glazed window to rear. Double glazed door leading to rear garden.

**Bedroom 1:** 3.45m x 3.07m (11'4" x 10'1") Double glazed window to rear, mirror fronted fitted wardrobe, radiator and fitted carpet.

**Bedroom 2:** 2.95m x 2.2m (9'8" x 7'3") Double glazed window to front, radiator and fitted carpet.

**Bathroom:** Fitted with a matching three piece suite with contrasting chrome fittings comprising a panelled bath with shower over, glass shower screen, pedestal wash hand basin and wc. Heated towel rail.

## Ground Floor



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





### Exterior

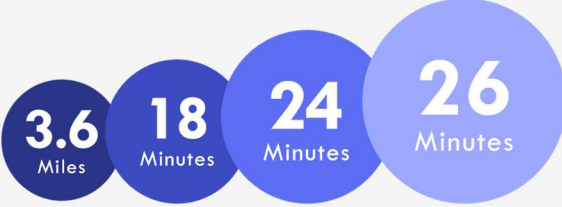
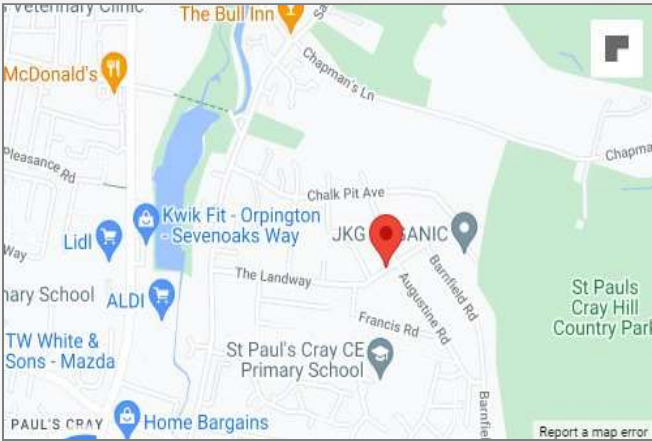
Externally there are landscaped gardens to the front and rear, the latter of which has an artificial lawn and attractive patio area.

### Additional Information

Edmunds Avenue is conveniently situated for a range of local amenities including Nugent Park Shopping Centre and St Mary Cray Station. The property is also only a short drive to Orpington High Street and Station.

### Property Location

Edmunds Avenue, Orpington, Kent, BR5 3LF



M25 Junction 4    Orpington to London Bridge    St Mary Cray to Victoria    Orpington to Charing Cross

\*All distances from branch postcode. Train time from the nearest station.

### FOR MORE INFORMATION CONTACT US TODAY.

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