



Total area: approx. 124.6 sq. metres (1340.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

# Kenton

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**Park Avenue | Orpington | BR6**

**£700,000**

- Attractive & spacious semi-detached house
- Ground floor W.C
- South-westerly facing rear garden
- Prestigious and convenient location
- 2 reception rooms
- 3 well-proportioned bedrooms
- Driveway & garage
- No onward chain



Kenton are delighted to present to the market this attractive and spacious semi-detached house, situated on one of Orpington's most prestigious and coveted roads and offering enormous potential for the next prospective owners. The ground floor accommodation comprises ample reception space in the form of both a lounge to the front and separate dining room to the rear, overlooking the rear garden. Furthermore, to the ground floor you will find an ample-sized fitted kitchen as well as the added benefit of a ground floor cloakroom with W.C. To the first floor, there are; three well-proportioned bedrooms, a family bathroom and separate W.C, all of which is served via a sizeable L-shaped landing. Objectively, the property requires renovation and modernisation throughout but is both double glazed and gas centrally heated. Also worthy of mention is the precedents for varying different extensions and re-configurations amongst neighbouring properties. Externally, there is an attractive South-Westerly facing rear garden which measures approximately 80ft in length and features an array of mature shrubs and also flowerbeds. To the front, there is a further attractive garden area as well as a driveway providing off-street parking. Furthermore, there is an integral garage offering ample additional storage space. As aforementioned, Park Avenue is undoubtedly one of Orpington's most desired roads, situated within close proximity to essentially every amenity that Orpington has to offer. Namely, Orpington High Street is a mere few minutes' walk away and features an extensive range of; shops, eateries, bars, beauty and leisure facilities and an ODEON cinema complex. Orpington Station is also within short walking distance, providing direct and frequent services into Central London. The well-renowned St. Olaves and Newstead Wood Grammar Schools (Boys and Girls with mixed Sixth forms, respectively) are also nearby (St. Olaves' a mere 1-2 minute walk away). Offered to the market with the benefit of no onward chain.

£700,000



## Park Avenue, Orpington, BR6



### Entrance Hall

Wooden front door, double glazed frosted window to the side, staircase to first floor with cupboard under, cupboard housing hot water cylinder, two further storage cupboards, radiator, fitted carpet.

### Lounge

14'1" x 11'11" (4.29m x 3.63m)  
Double glazed leaded light window to the front, gas fire, radiator, coved ceiling, fitted carpet.

### Dining Room

11'11" x 14'11" (3.64m x 4.55m)  
Double glazed sliding doors to the rear, gas fire with stone surround, radiator, coved ceiling, fitted carpet.

### Kitchen

12'8" x 8'5" (3.85m x 2.56m)  
Double glazed window to the rear, double glazed frosted door to the side, range of wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, extensive working surfaces with splashback tiling, space for electric cooker, space for fridge freezer, plumbing for washing machine, vinyl flooring.

### Guest Cloakroom

5'9" x 2'12" (1.75m x 0.91m)  
Double glazed frosted window to the side, low-level WC, corner wash hand basin, half-tiled walls, chrome heated towel rail, fitted carpet.

### Landing

11'10" x 18'1" measured at the maximum points (3.61m x 5.50m)  
Spacious open landing with double glazed leaded light window to the front, built-in storage cupboard, access to loft with drop down ladder, fitted carpets.

### Bedroom 1

11'11" x 14'12" into wardrobes (3.63m x 4.56m)  
Double glazed window to the rear, range of wall-to-wall fitted wardrobes, radiator, coved ceiling, fitted carpet.

### Bedroom 2

13'12" x 11'11" (4.26m x 3.62m)  
Double glazed leaded light window to the front, radiator, coved ceiling, fitted carpet.

### Bedroom 3

9'1" x 8'7" (2.77m x 2.61m)  
Double glazed window to the rear, sliding door interjoining the fitted wardrobe in "bedroom 1", coved ceiling, fitted carpet.

### Bathroom

5'4" x 5'4" (1.62m x 1.63m)  
Double glazed frosted windows to the front and side, panelled bath with shower over, wash hand basin, part-tiled walls, fitted carpet.

### Separate WC

2'6" x 4'8" (0.77m x 1.41m)  
Double glazed frosted window to the side, low-level WC, half-tiled walls, fitted carpet.

### Rear Garden

South-westerly facing with a patio area stepping down to the traditional lawn, flowerbeds and mature shrubs to the border, greenhouse, wooden shed, access to side via gate.

### Integral Garage

Up and over door, built in storage cupboard, gas and electricity meters.

### Front Garden

Off-street parking for 2 cars, traditional lawn, flowerbeds and borders.

