

THOMAS BROWN

ESTATES



54 Park Avenue, Orpington, BR6 9EH

Asking Price: £870,000

- 3 Double Bedroom, Extended Detached House (1679 sq. ft)
- 2 Reception Rooms, Integral Garage
- Close Proximity to St. Olave's School & Orpington Station
- Potential to Extend Further (STPP)





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, 1679 sq. ft rear and side extended three double bedroom detached property, ideally positioned on the prestigious Park Avenue in South Orpington, within close proximity of St. Olave's Grammar School, Orpington High Street and Orpington Station.

The accommodation comprises a welcoming entrance hallway/study, dining room with French doors to the 22'9 lounge with bi-fold doors leading out to the rear garden. The ground floor further benefits from a fantastic 19'3 kitchen/breakfast room, WC and integral garage.

Upstairs the first floor offers three double bedrooms and a modern luxury bathroom with separate bath and shower.

Externally, the property features a wonderful south facing seduced 150ft mature rear garden designed for both relaxation and entertaining, with a driveway to the front for numerous vehicles.

STPP there is potential to extend further across the rear and/or above the garage if required.

Park Avenue is very well located for highly regarded local schools, including Newstead Wood School and St. Olaves, as well as excellent transport links via Orpington and Chelsfield mainline stations. Early viewing is highly recommended to fully appreciate the quality of specification and the prime location on offer.



ENTRANCE HALL/STUDY

14' 05" x 11' 11" (4.39m x 3.63m) (measured at maximum)
Door to front, opaque panels to front, solid wood flooring, radiator.

LOUNGE

22' 09" x 11' 11" (6.93m x 3.63m) Feature fireplace, double glazed bi-folding doors to rear, solid wood flooring, radiator.

DINING ROOM

13' 11" x 11' 11" (4.24m x 3.63m) (dual aspect) Double glazed window to front and side, solid wood flooring, radiator.

KITCHEN/BREAKFAST ROOM

19' 03" x 12' 0" (5.87m x 3.66m) Range of matching Leicht wall and base units with granite worktops over, one and a half bowl sink, integrated oven and grill, integrated induction hob with extractor over, integrated microwave, integrated dishwasher, space for American fridge/freezer, granite peninsular dining table, double glazed window to rear, double glazed French doors to rear, electric skylight, Amtico flooring, radiator.



CLOAKROOM

WC, wash hand basin, understairs storage cupboard, vinyl flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Storage cupboard, double glazed opaque window to side, carpet, radiator.

BEDROOM 1

13' 11" x 11' 11" (4.24m x 3.63m) (dual aspect) Fitted wardrobes, vanity desk, double glazed window to front and side, solid wood flooring, radiator.



BEDROOM 2

13' 10" x 11' 11" (4.22m x 3.63m) Fitted wardrobes, double glazed window to rear, solid wood flooring, radiator.

BEDROOM 3

11' 11" x 10' 08" (3.63m x 3.25m) Built in storage, double glazed window to front, solid wood flooring, radiator.

BATHROOM

WC, wash hand basin, bath with shower attachment, double walk-in shower with rainforest head and shower attachment, double glazed opaque window to rear, storage cupboard, tiled walls, tiled flooring, underfloor heating, heated towel rail.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

146' 0" (44.5m) (measured at maximum) Secluded, laid to lawn, mature shrubs and flowerbeds, two electric awnings, outside tap, shed, side access.

FRONT/OFF STREET PARKING

Drive, laid to lawn, flowerbeds.

INTEGRAL GARAGE

18' 03" x 7' 01" (5.56m x 2.16m) Door to front, space for washing machine, space for tumble dryer, tap.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



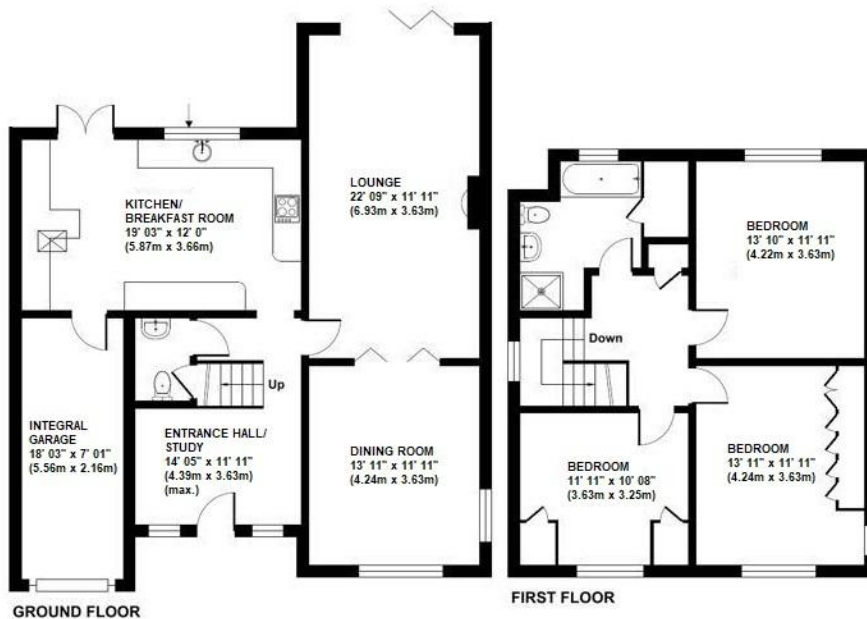
Park Avenue, Orpington, BR6

Approximate Area = 1548 sq ft / 143.8 sq m

Garage = 131 sq ft / 12.2 sq m

Total = 1679 sq ft / 156 sq m

For identification only - Not to scale



This plan is for illustration purpose only - not to scale



Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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