

# THOMAS BROWN

ESTATES



**120 Park Avenue, Orpington, BR6 9EE**

**Asking Price: £712,500**

- 3 Bedroom Extended Detached Bungalow
- Garage & Off Street Parking
- Sought After Location, Prestigious Park Avenue
- Fantastic Potential to Extend (STPP)







## Property Description

Thomas Brown Estates are delighted to offer this extended three bedroom detached bungalow situated on the ever sought after and prestigious Park Avenue in South Orpington. STPP the property offers fantastic opportunity to extend heavily, potentially creating a substantial family home as others have done in the location with precedent already being set. The accommodation comprises: entrance hallway, lounge, fitted kitchen, 22'07 conservatory with views over the rear garden, two bedrooms and a bathroom to the ground floor. To the first floor is the third bedroom. Externally there is a well kept rear garden which is mainly laid to lawn with a patio area, perfect for entertaining and alfresco dining, garage to the side and a driveway to the front for numerous vehicles. Park Avenue is very well located for local schools such as St. Olaves and Newstead Woods for Girls, Orpington High Street, bus routes and both Orpington and Chelsfield mainline stations. Please call Thomas Brown Estates to arrange an appointment to view, to fully appreciate the quality of location and potential on offer.





#### ENTRANCE HALL

Double glazed door to front, carpet, radiator.

#### LOUNGE

15' 03" x 14' 0" (4.65m x 4.27m) Doors to conservatory, carpet, two radiators.

#### CONSERVATORY

22' 07" x 10' 11" (6.88m x 3.33m) Double glazed French doors to rear, double glazed window to rear, double door to rear, tiled flooring, two radiators.

#### KITCHEN

9' 10" x 8' 09" (3m x 2.67m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob with extractor over, integrated fridge/freezer, space for washing machine, double glazed window to side, tiled flooring.



#### BEDROOM

14' 06" x 10' 11" (4.42m x 3.33m) Double glazed bay window to front, carpet, radiator.

#### BEDROOM

9' 11" x 9' 11" (3.02m x 3.02m) Double glazed window to front and side, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bath with shower attachment, double glazed opaque window to side, tiled walls, tiled flooring, heated towel rail.



#### STAIRS

Carpet.

#### BEDROOM

12' 05" x 12' 0" (3.78m x 3.66m) Skylight, carpet, electric storage heater.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

70' 0" (21.34m) Patio area with rest laid to lawn, mature shrubs.

#### FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn, mature shrubs.

#### GARAGE

20' 03" (6.17m) Up and over door, door to side.

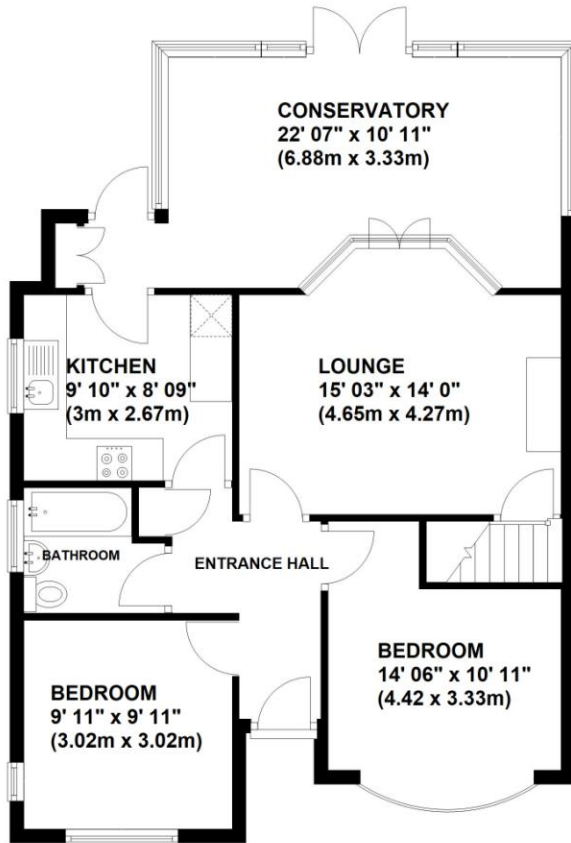
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



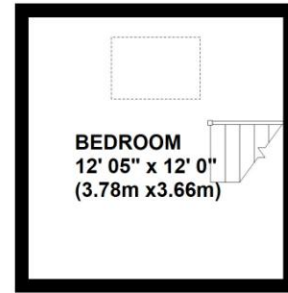
## Ground Floor

Approx. 75.9 sq. metres (816.6 sq. feet)



## First Floor

Approx. 13.9 sq. metres (149.7 sq. feet)



Total area: approx. 89.8 sq. metres (966.3 sq. feet)

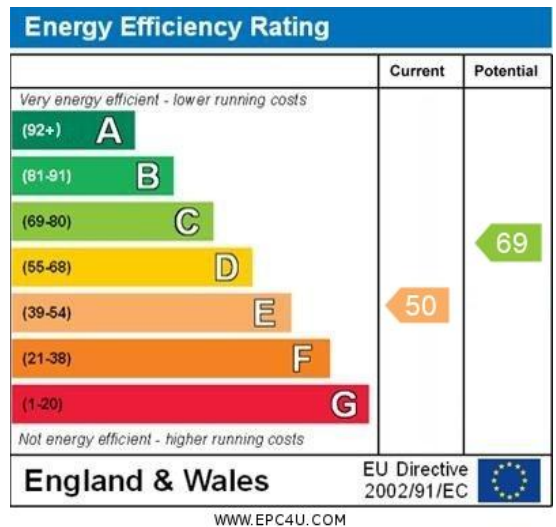
This plan is for illustration purpose only – not to scale



**Construction: Standard**

**Council Tax Band: E**

**Tenure: Freehold**



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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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