

# THOMAS BROWN

ESTATES



**11A Avalon Close, Orpington, BR6 9BS**

**Asking Price: £779,995**

- 4 Bedroom Extended Detached Bungalow
- Well Located for Local Schools & Goddington Park
- 2 Bathrooms, 2 Conservatories
- No Forward Chain, Quiet Close





## Property Description

Thomas Brown Estates are delighted to offer this rare to the market, deceptively spacious rear and side extended four bedroom two bathroom detached bungalow, situated towards the end of a quiet close with a sizeable tandem garage and a large driveway for numerous vehicles. The accommodation is being offered to the market with no forward chain and comprises: entrance porch and hallway, lounge, large conservatory, kitchen, four bedrooms (three being doubles) two bathrooms and the second conservatory. Externally there is a rear garden mainly laid to lawn, tandem garage to the side and a drive for numerous vehicles to the front. Avalon Close is well located for local schools, shops, bus routes and stations but also within minutes of Goddington Park and local walks. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and accommodation on offer.



#### ENTRANCE PORCH

Double glazed French doors to front.

#### ENTRANCE HALL

Double glazed door to front, carpet, radiator.

#### LOUNGE

15' 10" x 12' 06" (4.83m x 3.81m) Two double glazed windows to side, double glazed French doors to conservatory, carpet, radiator.

#### CONSERVATORY

15' 03" x 10' 04" (4.65m x 3.15m) Brick base, double glazed windows to both sides and rear, double glazed French doors to side, tiled flooring.

#### KITCHEN

11' 02" x 10' 08" (3.4m x 3.25m) Range of matching wall and base units with worktops over, sink and drainer, integrated double oven, integrated gas hob with extractor over, space for fridge/freezer, space for washing machine, double glazed window and double glazed door to rear, carpet.

#### CONSERVATORY

10' 11" x 10' 04" (3.33m x 3.15m) Double glazed French doors to rear, carpet.

#### BEDROOM 1

18' 04" x 9' 08" (5.59m x 2.95m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

#### EN-SUITE

Low level WC, wash hand basin in vanity unit, double shower cubicle, double glazed window, tiled walls.



#### BEDROOM 2

15' 03" x 9' 11" (4.65m x 3.02m) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 3

14' 05" x 10' 0" (4.39m x 3.05m) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 4

10' 0" x 6' 11" (3.05m x 2.11m) Double glazed door to garage, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, corner bath with shower over, tiled walls, tiled flooring, radiator.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

Patio area with rest laid to lawn, mature shrubs.

#### FRONT GARDEN/OFF STREET PARKING

In and out drive for multiple vehicles, part laid to lawn.

#### TANDEM GARAGE

35' 08" x 8' 08" (10.87m x 2.64m) Door to front, power and light.

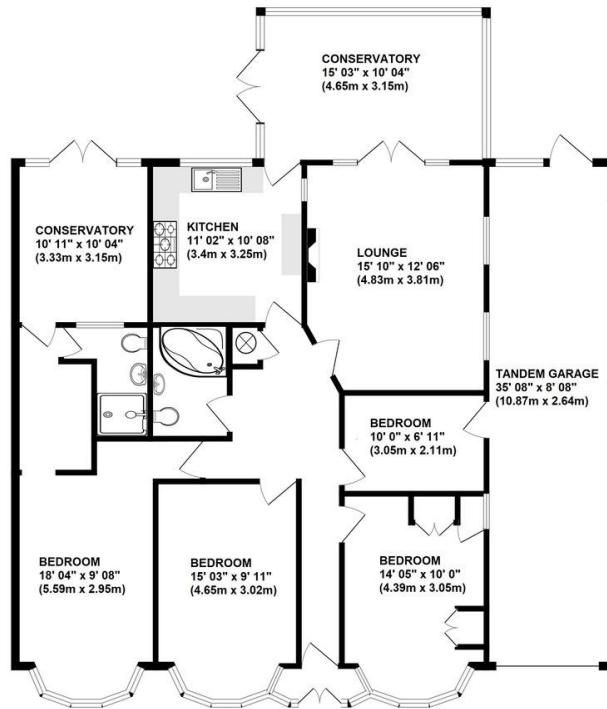
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

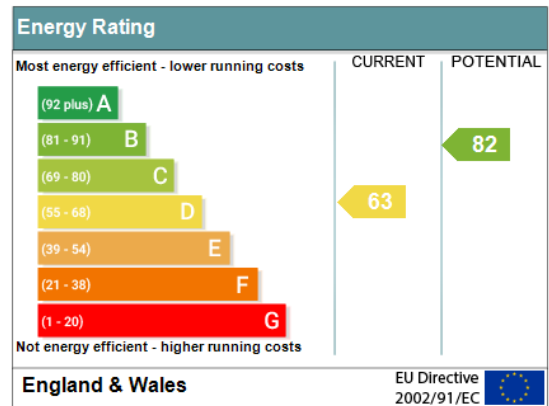
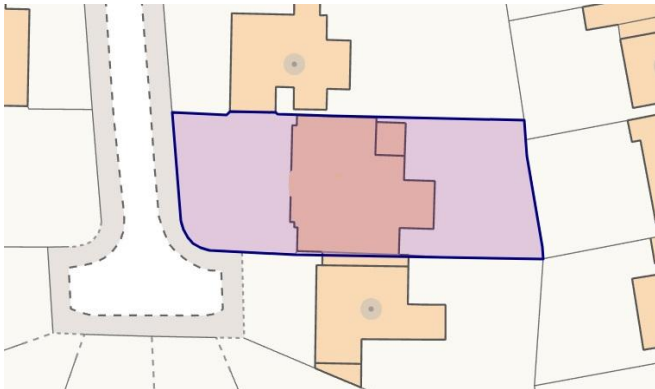
#### NO FORWARD CHAIN



GROUND FLOOR  
1645 sq.ft. (152.8 sq.m.) approx.



TOTAL FLOOR AREA: 1645 sq.ft. (152.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Construction: Standard**

**Council Tax Band: F**

**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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