

# THOMAS BROWN

ESTATES



**6 Avalon Road, Orpington, BR6 9AX**

**Asking Price: £785,000**

- 5 Bedroom, 2 Bathroom Detached House
- Deceptively Spacious (1942 sqft)
- Close to Goddington Park, No Forward Chain
- Dual Aspect 30'10 Lounge/Dining Room





## Property Description

Thomas Brown Estates are delighted to offer this deceptively spacious (1942 sqft) five bedroom two bathroom detached property, boasting a double storey rear extension, walking distance to Orpington High Street and Station and is being offered to the market with no forward chain. The property is also situated within close proximity to St Olaves Grammar School and the ever popular Goddington Park. The accommodation on offer comprises: entrance porch and hall, dual aspect 30'10 lounge/dining room, 22'02 kitchen/breakfast room, study, shower room and utility room to the ground floor. To the first floor is a large landing leading to five bedrooms (all with fitted wardrobes) and the family bathroom. Externally there is a mature rear garden, garage to the side and driveway to the front for 2-3 vehicles. Please note the property has been recently rewired and decorated throughout. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location and floorspace on offer.



#### FRONT

Driveway, mature flowerbeds.

#### ENTRANCE PORCH

Opaque double glazed door and opaque double glazed window to front, tiled flooring.

#### ENTRANCE HALL

Composite door to front, carpet, radiator.

#### LOUNGE/DINING ROOM

30' 10" x 11' 05" (9.4m x 3.48m) (measured at maximum) Double glazed sliding door to rear, double glazed window to front, carpet, two radiators.

#### KITCHEN/BREAKFAST ROOM

22' 02" x 10' 04" (6.76m x 3.15m) (measured at maximum) Range of matching wall and base units with worktops over, double sink and drainer, integrated electric hob with extractor over, integrated double oven, space for fridge/freezer, double glazed door to side, double glazed window to rear, tiled flooring, radiator.

#### UTILITY ROOM

17' 02" x 5' 10" (5.23m x 1.78m) Space for washing machine, double glazed door to front and rear, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin, shower cubicle, opaque double glazed window to rear, tiled flooring, radiator.

#### STUDY

10' 10" x 9' 10" (3.3m x 3m) Double glazed window to front, parquet flooring, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to rear, carpet, radiator.

#### BEDROOM 1

14' 10" x 10' 08" (4.52m x 3.25m) (measured to back of fitted wardrobes) Fitted wardrobes and bedroom furniture, double glazed window to front, carpet, radiator.

#### BEDROOM 2

11' 07" x 11' 03" (3.53m x 3.43m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

10' 11" x 10' 05" (3.33m x 3.18m) Fitted wardrobes, double glazed window to front, carpet, radiator.

#### BEDROOM 4

11' 03" x 9' 09" (3.43m x 2.97m) Fitted wardrobes, double glazed window to rear, carpet, radiator.

#### BEDROOM 5

11' 05" x 6' 10" (3.48m x 2.08m) Fitted wardrobes, double glazed window to side, carpet, radiator.

#### BATHROOM

Low level WC, wash hand basin, bidet, bath with shower attachment, opaque double glazed window to side, carpet, radiator.

#### OTHER BENEFITS INCLUDE:

#### SOUTH FACING GARDEN

90' 0" x 42' 0" (27.43m x 12.8m) Patio area with rest laid to lawn, shed, mature flowerbeds.

#### GARAGE

28' 06" x 7' 11" (8.69m x 2.41m) Roller blind door to front, door to rear, double glazed window to rear, power and light.

#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

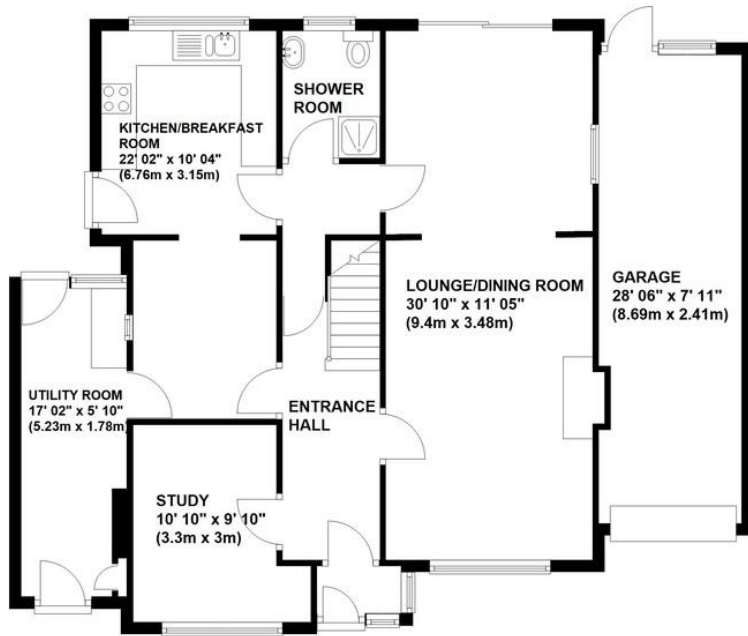
#### NO FORWARD CHAIN

#### ALARMED



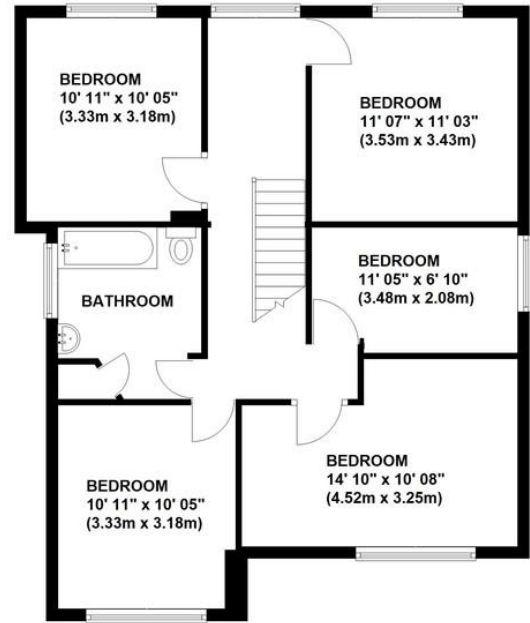
### Ground Floor

Approx. 105.7 sq. metres (1137.6 sq. feet)



### First Floor

Approx. 74.8 sq. metres (805.1 sq. feet)



Total area: approx. 180.5 sq. metres (1942.7 sq. feet)

This plan is for illustration purpose only – not to scale



**Construction: Standard**

**Council Tax Band: F**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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