



Lovibonds Avenue, Orpington BR6 8EW

POA Freehold



This outstanding, individually designed, new build detached house, of approx. 3300 sq ft, perfectly placed for Darrick Wood Schools and is well placed for the PRU Hospital and local shops at Locksbottom. Orpington mainline station is just over a mile distant. Finished to an excellent specification, the accommodation, over three floors, is both spacious and stylish with all five double bedrooms having en-suite facilities. On entering the elegant entrance hall, with oak flooring, there is an eye-catching vaulted ceiling and galleried landing visible above. There is a generous living room with attractive bay window, a separate study and cloakroom.

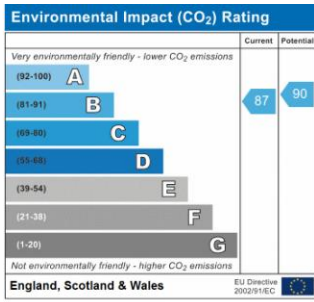
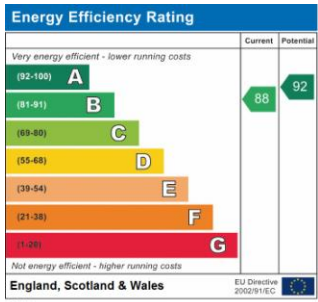
Oak flooring continues through to the impressive kitchen/breakfast room from which there is a fine view through bi-fold doors to the garden. An island unit is the focal point complemented by a contemporary range of units in white with extensive worktops in polished granite. The range of quality appliances includes five ring hob, extractor hood, double oven, dishwasher, microwave and American style fridge/freezer. There is a separate utility room.

A bespoke staircase with glass panels and oak handrails leads to the upper floors. To the first floor there are four bedrooms and to the second floor the large bedroom suite has a full en-suite and walk-in wardrobe/dressing room.



Outside, the natural Limestone terrace leads to the mature lawned garden, approx. 98' long x approx. 36' wide reducing to approx. 23'. To the front, a carriage drive provides off road parking for several cars.

The ground floor has underfloor heating and reception rooms and bedrooms have fitted carpets. A security alarm and broadband has been installed. There is a 10 year guarantee.



Address:
Lovibonds Avenue



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GROUND FLOOR
APPROX. FLOOR
AREA 1275 SQ.FT.
(118.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1233 SQ.FT.
(114.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 862 SQ.FT.
(80.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 3370 SQ.FT. (313.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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