

THOMAS BROWN

ESTATES



84 Lovibonds Avenue, Orpington, BR6 8EW Guide: £785,000-£800,000

- 3 Bedroom Executive Detached Bungalow
- Potential to Extend Further to Rear (STPP)
- Close Proximity to Darrick Wood School
- 150' Rear Garden, 29'5 Tandem Garage





Property Description

****GUIDE PRICE £785,000-£800,000**** Thomas Brown Estates are delighted to offer this rare to the market, very well presented three bedroom executive detached bungalow boasting a wonderful 150' mature rear garden, close proximity to Darrick Wood School and situated on the ever sought after Lovibonds Avenue. The accommodation on offer comprises; large entrance hall, lounge with direct access to the conservatory, modern fitted kitchen, shower room and three bedrooms. Externally, there is an attractive 150' mature garden to the rear aspect of the property, ample parking on the driveway to the front and a 29'5 tandem garage to the side/rear. Although the property already boasts a strong floor space there is further potential to extend to the rear STPP as many others have done locally. Lovibonds Avenue is very well located for local schools (including Newstead Woods and Darrick Wood), local shops, restaurants, bus routes and Orpington mainline station. Internal viewing is highly recommended to appreciate the size and standard of accommodation on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



ENTRANCE HALL

Door to front, storage cupboard, coconut mat, radiator.

LOUNGE

15' 10" x 13' 2" (4.83m x 4.01m) Feature gas fireplace, double glazed French doors to conservatory, carpet, radiator.

CONSERVATORY

11' 10" x 10' 7" (3.61m x 3.23m) Brick base, double glazed windows to both sides and rear, double glazed French door to rear.

KITCHEN

11' 6" x 9' 6" (3.51m x 2.9m) Range of matching wall and base units with worktops over, one and a half bowl stainless steel sink, integrated oven, integrated induction hob with extractor over, integrated microwave, integrated washing machine, integrated dishwasher, space for American fridge/freezer, triple glazed window to rear, double glazed opaque door to side, wood effect flooring, radiator.



BEDROOM 1

14' 10" x 11' 0" (4.52m x 3.35m) Fitted wardrobes, bespoke storage and window seat, triple glazed bay window to front, carpet, radiator.

BEDROOM 2

13' 6" x 10' 11" (4.11m x 3.33m) Fitted wardrobe, triple glazed bay window to front, carpet, radiator.



BEDROOM 3

10' 11" x 9' 6" (3.33m x 2.9m) Fitted wardrobes, triple glazed window to side, carpet, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double walk-in shower cubicle, triple glazed opaque window to side, tiled walls, wood effect flooring, heated towel rail.

OTHER BENEFITS I INCLUDE:

GARDEN

150' 0" x 37' 0" (45.72m x 11.28m) Mature landscaped garden, large patio area with rest laid to lawn, mature flowerbeds and hedges, side access.

TANDEM DETACHED GARAGE

29' 5" x 9' 1" (8.97m x 2.77m) (storage only) Up and over door to front, door to side, power and light.

FRONT GARDEN/OFF STREET PARKING

Block paved drive for multiple vehicles, part laid to lawn, covered entrance.

CENTRAL HEATING SYSTEM

SOLAR PANELS





TOTAL FLOOR AREA: 1232 sq.ft. (114.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, eaves 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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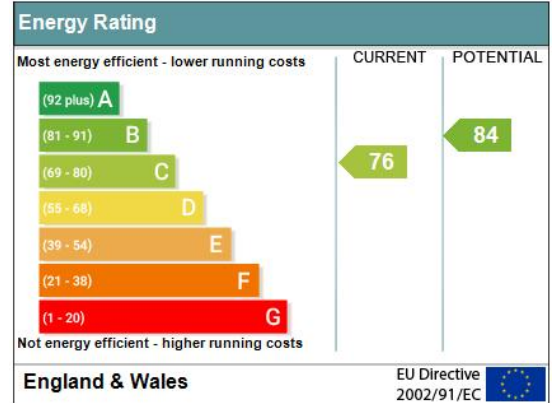
Other Information:

Council Tax Band: F

Construction: Standard

Tenure: Freehold

Address: 84 Lovibonds Avenue, ORPINGTON, BR6 8EW
RRN: 7837-9620-2309-0573-1226



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