

# THOMAS BROWN

ESTATES



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

**Asking Price: £1,000,000**

- 4 Bedroom Extended Detached House
- Well Located for St. Olave's Grammar & Stations
- Immaculately Presented Throughout
- Prestigious Road in South Orpington





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, rear extended four bedroom detached property, situated on the ever sought after and prestigious Park Avenue in South Orpington. The accommodation comprises: entrance porch and hallway, spacious lounge/dining room that is open plan to the family room with feature vaulted ceiling and views over the rear garden, modern fitted kitchen, utility room, workshop/potential home office and a WC to the ground floor. To the first floor is a large landing providing access to four bedrooms (three being generous doubles), family bathroom and separate WC. Externally there is a well kept rear garden which is mainly laid to lawn with a patio area, perfect for entertaining and alfresco dining, 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 specification on offer.



#### ENTRANCE PORCH

Solid wood door to front, opaque window to front, mat flooring.

#### ENTRANCE HALL

Door to porch, covered radiator.

#### LOUNGE/DINER

28' 1" x 13' 1" (8.56m x 3.99m) (measured into bay) Double glazed bay window to front, wood effect flooring, two radiators.

#### FAMILY ROOM

13' 8" x 11' 1" (4.17m x 3.38m) Double glazed window to rear, double glazed French doors to side, two Velux windows, feature vaulted ceiling, Amtico flooring, radiator.

#### KITCHEN/BREAKFAST ROOM

14' 5" x 11' 1" (4.39m x 3.38m) Range of matching wall and base units with granite worktops over, one and a half bowl stainless steel sink, space for range cooker, extractor hood, space for fridge/freezer, integrated dishwasher, breakfast bar, double glazed French doors to rear, Amtico flooring, radiator.



#### HOME OFFICE/WORKSHOP

12' 0" x 7' 2" (3.66m x 2.18m) Double glazed opaque window to side, radiator.

#### UTILITY ROOM

12' 5" x 7' 2" (3.78m x 2.18m) Space for fridge/freezer, space for washing machine, space for tumble dryer, double glazed window and double glazed door to rear, tiled flooring.

#### CLOAKROOM

Low level WC, wash hand basin, double glazed opaque window to front, tiled flooring, heated towel rail.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet.

#### BEDROOM 1

16' 9" x 13' 1" (5.11m x 3.99m) (measured into bay) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

11' 4" x 11' 2" (3.45m x 3.4m) Wash hand basin in vanity unit, double glazed window to rear, carpet, radiator.

#### BEDROOM 3

12' 3" x 11' 6" (3.73m x 3.51m) Feature fireplace, double glazed window to rear, carpet, radiator.

#### BEDROOM 4

13' 1" x 7' 2" (3.99m x 2.18m) Double glazed window to front, exposed floorboards, radiator.



#### BATHROOM

11' 3" x 7' 1" (3.43m x 2.16m) Wash hand basin, bath, double walk-in shower cubicle with Aqualisa showerhead, airing cupboard, double glazed opaque window to rear, tiled walls, tiled flooring, heated towel rail.

#### SEPARATE WC

Low level WC, wash hand basin, double glazed opaque window to side, tiled flooring.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

76' 0" x 42' 0" (23.16m x 12.8m) (approx.) Patio area with rest laid to lawn, mature flowerbeds, shed.

#### GARAGE

7' 2" x 6' 9" (2.18m x 2.06m)

#### OFF STREET PARKING

Drive for multiple vehicles, raised flowerbeds.

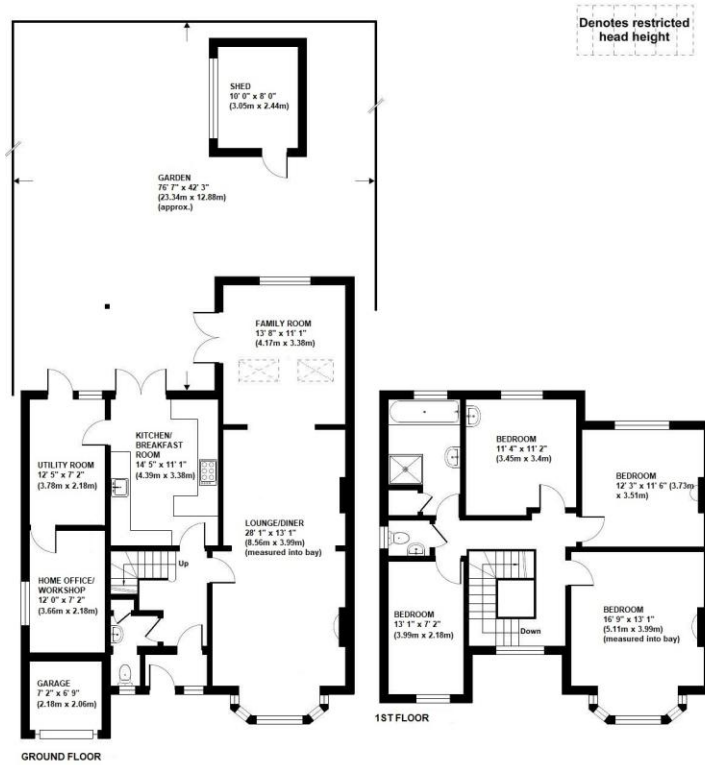
#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM





Approximate Area = 1874 sq ft / 174.1 sq m (includes garage)  
 Outbuilding = 80 sq ft / 7.4 sq m  
 Total = 1954 sq ft / 181.5 sq m  
 For identification only - Not to scale



Denotes restricted head height

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcomm 2023.



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>		
(55-68) <b>D</b>	61	74
(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	

**Construction: Standard**  
**Council Tax Band: G**  
**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.

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