

# THOMAS BROWN

ESTATES



**55 Park Avenue, Orpington, BR6 9EG**

**Asking Price: £800,000**

- 3 Bedroom Semi-Detached Chalet Property
- Well Located for Local Schools & Stations
- Sought After, Prestigious Park Avenue
- Original Features, Immaculately Presented





## Property Description

Thomas Brown Estates are delighted to offer this must view, immaculately presented three bedroom semi-detached chalet property, situated on the ever sought after and prestigious Park Avenue in South Orpington. The accommodation comprises: entrance hallway, spacious 19'4 lounge that spans the front of the property, 18'3 dining room that leads to the conservatory with feature 11'6 vaulted ceiling, bespoke Yewtree handmade kitchen with solid walnut worktop and WC to the ground floor. To the first floor are three bedrooms and the family bathroom with Burlington sanitaryware. Externally there is a well kept secluded rear garden which is mainly laid to lawn with a patio area, perfect for entertaining and alfresco dining. Garage to the side and off street parking for two cars. Park Avenue is very well located for local schools such as St. Olaves and Newstead Wood 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 HALL

Door to side, carpet, radiator.

#### LOUNGE

19' 4" x 16' 8" (5.89m x 5.08m) (measured into bay) Cast iron gas fireplace, double glazed bay window to front, double glazed window to front, carpet, two radiators.

#### DINING ROOM

18' 3" x 11' 3" (5.56m x 3.43m) Cast iron feature fireplace, double glazed French doors to conservatory, under stairs storage cupboard, carpet, radiator.

#### KITCHEN

15' 7" x 7' 5" (4.75m x 2.26m) Bespoke painted pine units with solid walnut wood worktops over, butler sink, Rangemaster double oven with grill and extractor over, Bosch integrated appliances include: two under counter fridges, microwave/oven, washing machine, dishwasher, double glazed window to side, double glazed French doors to conservatory, skylight, Amtico flooring, radiator.



#### CONSERVATORY

18' 1" x 15' 4" (5.51m x 4.67m) All glass, brick base, double glazed French doors to rear, 11'6" vaulted ceiling, Amtico flooring.

#### CLOAKROOM

Low level WC, hand basin, double glazed opaque window to side, carpet, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Carpet.

#### BEDROOM 1

17' 4" x 12' 2" (5.28m x 3.71m) Cast iron feature fireplace, fitted wardrobes, access to eaves storage, double glazed bay window to front, carpet, radiator.



#### BEDROOM 2

11' 6" x 11' 6" (3.51m x 3.51m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

9' 8" x 7' 5" (2.95m x 2.26m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Burlington low level WC, wash hand basin, roll top bath with power shower over and hand shower attachment. Two double glazed opaque windows to side, vinyl flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

107' (32.61m) Patio area with rest laid to lawn, mature flowerbeds, sheds, side access.



#### PARKING

One space to front, shared access to additional parking space plus garage.

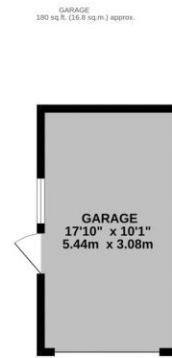
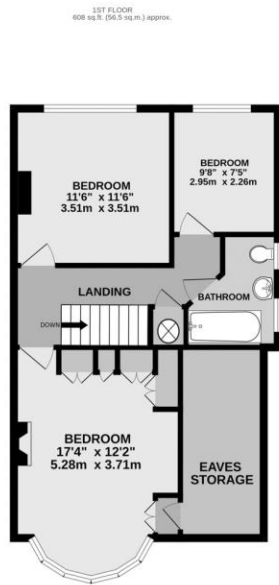
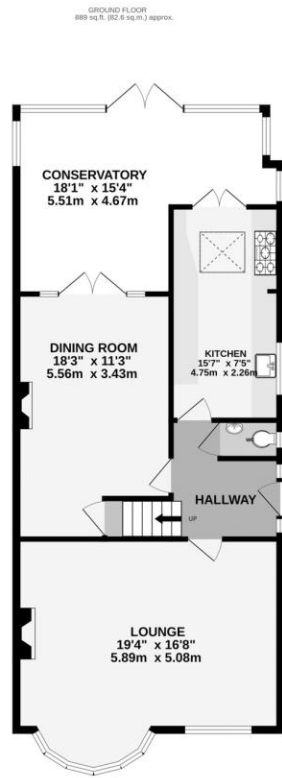
#### GARAGE

18' 0" x 10' 1" (5.49m x 3.07m) Up and over door, power and light, door to side, window to side.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM

ORIGINAL FEATURES INCLUDE PICTURE RAILS, INTERNAL DOORS AND FRONT DOOR



TOTAL FLOOR AREA: 1678 sq.ft. (155.9 sq.m.) approx.

Whilst 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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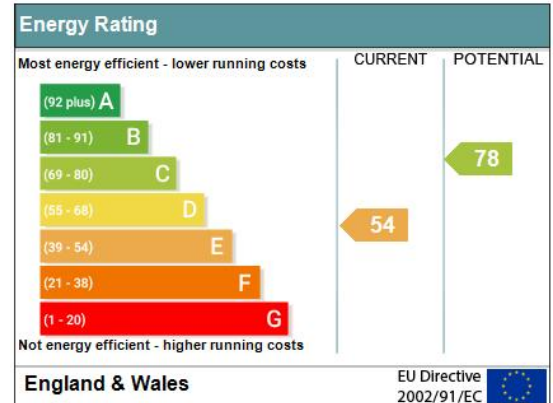


**Construction: Standard**

**Council Tax Band: E**

**Tenure: Freehold**

Address: 55 Park Avenue, ORPINGTON, BR6 9EG  
RRN: 0330-2934-9340-2604-1651



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