



Total area: approx. 91.2 sq. metres (981.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Southlands Avenue | Orpington | BR6

£500,000

- 3 Bedroom terraced house
- Good size kitchen
- Modern bathroom
- Circa 45ft garden
- Through lounge-diner
- Built-in storage to 2 bedrooms
- Updated throughout in recent years
- Garage en-bloc



£500,000 Freehold



Kenton are delighted to present to the market this well-presented 3 bedroom mid-terraced family home. Situated in the ever-popular "Davis Estate", this property has been upgraded in recent years by the current owner. Internally, the accommodation comprises, an enclosed porch leading to the entrance hall, a good size lounge which in turn opens onto the dining area with doors onto the rear garden. The kitchen was updated circa 6 years ago with modern fitted units and space for all appliances. Upstairs, you will find 3 good size bedrooms (2 of which have built-in storage), plus a modern family bathroom. The rear garden boasts a southerly-facing aspect, and is relatively low-maintenance extending to circa 45ft in length. Furthermore, there is a garage en-bloc which has an integral door from the rear garden, or can be accessed with a vehicle via the service road which is situated on Downsway. To the front, there is a traditional lawn which offers any new owner the opportunity to convert into a driveway subject to planning consents. Also worthy of note, is the extension potential on offer, to our mind, there would be scope to convert the loft and/or extend to the rear, as many others on the road have done so (again, subject to planning permission). Southlands Avenue is conveniently situated for multiple well-regarded schools, namely; Warren Road Primary School, Tubbenden Primary School and Newstead Wood Secondary School. Furthermore, Orpington Station is within easy access as the R4 bus runs a "hail and ride" service along the road, plus there are a number of busses also servicing the station and High Street only a short walk away on "The Crescent". We highly recommend your earliest attention to fully appreciate the accommodation on offer.

Southlands Avenue, Orpington, BR6



Porch

Double glazed frosted front door with double glazed frosted side window panel, built-in storage cupboard, double glazed door to entrance hall.

Entrance Hall

Staircase to first floor with storage cupboard under, radiator, fitted carpet.

Living Room

11'3" x 12'3" (3.42m x 3.73m)
Double glazed window to the front, radiator, fitted carpet.

Dining Room

10'7" x 9'6" (3.22m x 2.90m)
Double glazed sliding door to the rear, built-in storage cupboards with space for American-style fridge freezer, radiator, fitted carpet.

Kitchen

10'3" x 8'12" (3.12m x 2.74m)
Double glazed door to the rear with double glazed side window panels, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, extensive working surfaces with glass splashback, integrated gas hob with extractor hood over, integrated upright oven and grill, plumbing for washing machine, plumbing for dishwasher, wall-mounted Valliant boiler (6 years old), provisions for a water softener, vinyl flooring.

Landing

Access to loft which is boarded and has a drop down ladder, fitted carpet.

Bedroom 1

11'6" x 12'3" into wardrobes (3.51m x 3.73m into wardrobes)
Double glazed window to the front, built-in wardrobes, radiator, fitted carpet.

Bedroom 2

9'9" x 12'3" maximum (2.97m x 3.73m maximum)
Double glazed window to the rear, radiator, fitted carpet.

Bedroom 3

8'6" x 8'0" (2.59m x 2.44m)
Double glazed window to the front, built-in wardrobe, radiator, fitted carpet.

Bathroom

6'4" x 8'0" (1.94m x 2.44m)
Double glazed frosted window to the rear, panelled bath with mixer tap and shower extension, low-level WC, wash hand basin, fully tiled walls, chrome heated towel rail, tiled flooring.

Rear Garden

Patio area, steps up to traditional lawn, raised flower beds to the rear, access to garage.

Garage

Vehicle access via a service road (entrance situated on Downsway) with an up and over door, alternatively pedestrian access via a door to the rear garden.

Front Garden

Traditional lawn with flowerbeds and borders. Potential to convert to a driveway, subject to planning permission.

