



Total area: approx. 116.4 sq. metres (1253.1 sq. feet)



## Leamington Avenue | Orpington | BR6

£550,000

-  Traditional, Gough Cooper semi-detached house
-  Marketed for first time in over 50 years
-  Circa 100ft south-east facing rear garden
-  Convenient, coveted location
-  3 bedrooms (all with fitted/built-in storage)
-  Extended ground floor
-  Garage
-  No onward chain



£550,000 Freehold

Kenton are delighted to present this traditional 3 bedroom semi-detached house, situated in the most coveted and convenient of locations, being marketed for sale for the first time in over 50 years. Built by the reputable Gough Cooper builders, the property is well-proportioned throughout and whilst requiring general modernisation, would unequivocally make a wonderful family home for the next prospective owners. Internally, the ground floor accommodation comprises; an ample-sized and bay-fronted living room, an equally ample-sized dining room which in turn opens on to an extension in the form of a "sun room", as well as a fitted kitchen. To the first floor, you will find three well-proportioned bedrooms (all of which benefit from fitted/built-in wardrobes/storage space) as well as a shower room and separate W.C. Externally, there is a tranquil rear garden measuring approximately 100ft in length and boasting a south-east orientation and an array of mature trees and shrubs. Furthermore, there is also a detached garage accessible via both the rear garden and front (with off-street parking available in front). A further attractive garden area sits to the front. Also worthy of mention is the extension potential on offer with precedents for various different extensions amongst neighbouring properties. Leamington Avenue is an attractive, tree-lined road situated within walking distance to Orpington Station, which provides direct and frequent services into central London. Orpington High Street and its array of general amenities is also very easily-accessible. Some of Orpington's most reputable schools are also nearby, including the popular Tubbenden Primary School (mere 1-2 minutes' walk away) and the well-renowned Newstead Wood and St. Olaves Grammar Schools. Offered to the market with the benefit of no onward chain.

## Leamington Avenue, Orpington, BR6



### Porch

2'5" x 5'7" (0.73m x 1.70m)

Double glazed frosted UPVC door with adjacent double glazed frosted window, tiled flooring.

### Hallway

10'3" x 5'12" (3.13m x 1.82m)

Wooden front door with frosted window panels, staircase to first floor with storage cupboard under, radiator, fitted carpet.

### Living Room

14'10" into bay x 12'4" maximum (4.53m into bay x 3.76m maximum)

Double glazed bay window to front, coved ceiling, electric fireplace with tiled surround, radiator, fitted carpet and original parquet flooring.

### Dining Room

10'11" x 10'4" (3.32m x 3.15m)

Sliding door to kitchen, coved ceiling, radiator, fitted carpet. Opening on to;

### Sun Room

6'2" x 19'2" (1.87m x 5.85m)

Double glazed door and windows to rear garden, double glazed frosted windows to side, radiator, work surface with storage cupboards under, space for tumble dryer, fitted carpet and original parquet flooring. Opening on to;

### Kitchen

10'11" x 7'11" (3.32m x 2.41m)

Range of matching wall and base units and cupboards and drawers, pantry cupboard, work surfaces with splashback tiling, composite sink unit, space for electric cooker, space for upright fridge freezer, plumbing for washing machine, wall-mounted boiler, vinyl flooring.

### Landing

Double glazed window to side, access to loft, fitted carpet.

### Bedroom 1

14'10" x 9'7" maximum (4.53m x 2.91m maximum)

Double glazed bay window to front, fitted wardrobes, radiator, exposed floorboards.

### Bedroom 2

10'7" maximum x 10'7" (3.23m x 3.23m maximum)

Double glazed window to rear, built-in wardrobe, built-in airing cupboard housing hot water cylinder, radiator, fitted carpet.

### Bedroom 3

9'2" x 8'5" (2.80m x 2.57m)

Double glazed window to front, built-in storage cupboard over stairs, radiator, fitted carpet.

### Shower Room

5'3" maximum x 8'6" (1.59m maximum x 2.59m)

Double glazed frosted window to side, half tiled walls, walk-in shower cubicle, wash hand basin, radiator, vinyl flooring.

### Separate W.C

2'7" x 4'6" (0.79m x 1.37m)

Double glazed frosted window to side, W.C, vinyl flooring.

### Rear Garden

Approximately 100ft in length

South-east facing with, small patio area, traditional lawn area, mature trees and shrubs, storage sheds, greenhouse, access to garage, light, side access via gate.

### Garage

18'7" x 9'8" (5.66m x 2.94m)

Up-and-over door to front, glazed windows to side, power, light.

### Front

Traditional lawn area, mature shrubs, off-street parking available in front of garage, side access via gate.

