



Total area: approx. 120.5 sq. metres (1297.2 sq. feet)



## The Avenue | Orpington | BR5

£625,000

-  Attractive, 1930's semi-detached house
-  Utility room + ground floor W.C
-  South-west facing, 100ft rear garden
-  Popular & convenient location
-  Two ample-sized reception rooms
-  3 well-proportioned bedrooms
-  Garage & driveway
-  NO ONWARD CHAIN





Kenton are delighted to present this attractive-style, traditional 1930's semi-detached house, marketed for sale for the first time in a generation. Boasting; well-proportioned rooms, the coveted south-west rear orientation and substantial extension potential, properties of this calibre are rare to the market. Internally, the ground floor accommodation consists of; an ample-sized bay-fronted living room, a separate and equally ample-sized dining room to the rear, as well as a practical kitchen which in turn opens on to a utility area and handy W.C. Notably, subject to the usual planning consents it is to our mind certainly viable to amalgamate the current dining room and the kitchen and utility area into a fashionable open-plan kitchen/dining space. To the first floor, there are three well-proportioned bedrooms, Bedroom 1 of which also benefits from an attractive bay window, as well as a relatively-contemporary family bathroom. Evidently, the property has been immaculately kept and maintained and so whilst requiring general modernisation throughout, it is nonetheless presented in very good condition and so undoubtedly liveable from the outset, enabling a prospective buyer to make any alterations that they so wish gradually. Externally, the aforementioned south-west facing rear garden measures approximately 100ft in length and features both patio and traditional lawn areas, as well as mature trees and shrubs. Furthermore, there is also a garage to the side (with precedents amongst neighbouring properties for converting and/or indeed extending over this). To the front, you will find a further attractive traditional lawn areas as well as a driveway facilitating off-street parking. The Avenue is conveniently-situated, with an array of; popular schools, transport links and general amenities close by. Namely, the currently-rated Ofsted "Outstanding" Midfield Primary School is less than half a mile away for instance, with Kemnal Technology College in addition to a number of other coveted schools also nearby. St. Mary Cray Station is just over a mile or so away (with bus routes within walking distance) and provides direct and frequent services into central London. The popular Nugent Shopping Park is also a mere few minutes' drive away, featuring a number of designer shops as well as eateries. Orpington High Street itself and its array of facilities is also a short drive or bus ride away. NO ONWARD CHAIN.

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# The Avenue, Orpington, BR5



## Hallway

17'1" x 6'5" maximum (5.21m x 1.95m maximum)  
Wooden front door with double glazed frosted window panel and further adjacent double glazed frosted window panels to both sides, picture rail, staircase to first floor, radiator, fitted carpet.

## Living Room

17'7" into bay x 11'11" (5.36m into bay x 3.63m)  
Double glazed leaded light bay window to front, coved ceiling, picture rail, feature electric fireplace with wooden surround, radiators, fitted carpet.

## Dining Room

14'6" x 10'11" (4.42m x 3.32m)  
Double glazed leaded light door to rear garden and adjacent double glazed frosted windows to both sides, coved ceiling, picture rail, radiator, fitted carpet.

## Kitchen

13'9" maximum x 7'4" maximum (4.18m maximum x 2.23m maximum)  
Double glazed leaded light window to rear, range of matching wall and base units with cupboards and drawers, separate built-in storage cupboard (under stairs), work surfaces with splashback tiling, stainless steel 1 & 1/2 bowl sink unit with swan-neck moveable tap, integrated electric hob with fitted extractor hood over, integrated oven and grill, plumbing for dishwasher, radiator, laminated wood flooring. Door to;

## Utility Room

8'7" maximum x 9'3" maximum (2.61m maximum x 2.81m maximum)  
Double glazed wooden door to side (leading to rear garden/garage), double glazed frosted leaded light window to side, wall units, work surfaces, plumbing and space for washing machine, space for tumble dryer, space for under-the-counter fridge and freezer, laminated wood and tiled flooring.

## W.C

3'4" x 2'10" (1.02m x 0.87m)  
Double glazed frosted leaded light window to rear, low level W.C, wash hand basin with splashback tiling, fitted carpet.

## Landing

8'11" x 7'4" (2.72m x 2.24m)  
Double glazed leaded light window to side, access to loft, built-in storage (formerly airing) cupboard (housing combination boiler), fitted carpet.

## Bedroom 1

17'7" into bay x 10'11" (5.37m into bay x 3.33m)  
Double glazed leaded light bay window to front, picture rail, radiators, fitted carpet.

## Bedroom 2

14'7" x 10'11" (4.45m x 3.34m)  
Double glazed leaded light window to rear, picture rail, radiator, fitted carpet.

## Bedroom 3

8'0" x 7'5" (2.45m x 2.26m)  
Double glazed leaded light window to front, picture rail, radiator, fitted carpet.

## Bathroom

6'12" x 7'4" (2.13m x 2.23m)  
Double glazed frosted window to rear, tiled walls, P-shaped panelled bath with shower extension over, low level W.C, wash hand basin in vanity unit, radiator, tiled flooring.

## Rear Garden

Approximately 100ft in length x 50ft in width  
South-west facing and featuring; patio area, steps to traditional lawn, mature trees and shrubs, wooden storage shed, separate original built-in storage sheds, light, water tap, access to garage, side access via gate.

## Garage

16'10" x 9'1" (5.12m x 2.76m)  
Up-and-over door to front, wooden door to side, double glazed frosted leaded light window to side, power, light.

## Front

Driveway, traditional lawn area, access to garage, side access via gate.



