



## Lansdowne Avenue, Orpington

- Vacant Possession
- Sought After Location
- Level Gardens
- Living Room
- Requiring Updating
- Bungalow
- Garage
- 3 Bedrooms
- Kitchen
- Keys held for viewings

**Asking Price £700,000**

**Tenure: Freehold**

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HERE TO GET *you* THERE

# Lansdowne Avenue, Orpington

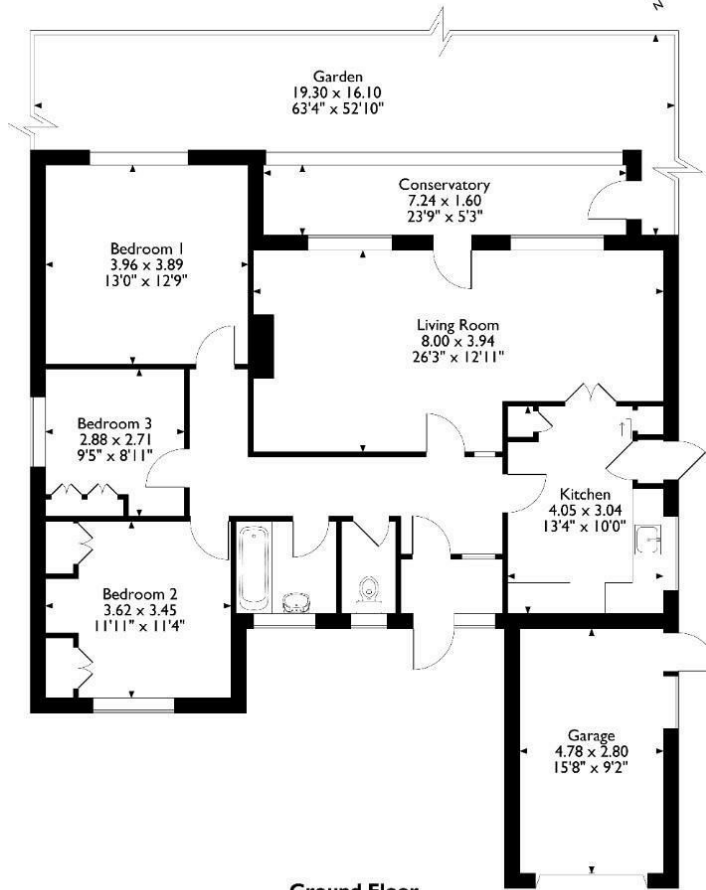
## DESCRIPTION

Offered to the market with vacant possession. Situated in a highly sought after area, this property enjoys the tranquility of suburban living while being in close proximity to local amenities, schools, and transport links. This single story home boasts the ease and accessibility of bungalow living, perfect for those seeking a residence without the hassle of stairs, it offers a seamless flow from room to room. Step outside into your own private oasis, the well-maintained gardens offers a tranquil retreat, perfect for outdoor dining, gardening, or simply unwinding after a long day.

The bungalow comes with a convenient parking facilities, ensuring that you and your guests always have a designated space. Explore the local community with ease. Discover nearby parks, shopping facilities, and dining options, creating a lifestyle that caters to both relaxation and entertainment. Just a 5 minute drive to Orpington station, where you can go directly to London Victoria and Cannon Street. Local shops include Tesco Orpington, Sainsbury's Locksbottom, and Lidl which are a short distance from the property.



Approximate Gross Internal Area  
 Main House = 111 Sq M/1195 Sq Ft  
 Garage = 13 Sq M/140 Sq Ft  
 Total = 124 Sq M/1335 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Viewing

Please contact our Hunters Bromley & Chislehurst Office on 020 8467 1818 if you wish to arrange a viewing appointment for this property or require further information.

219 High Street, Bromley, BR1 1NY

Tel: 020 8467 1818 Email:

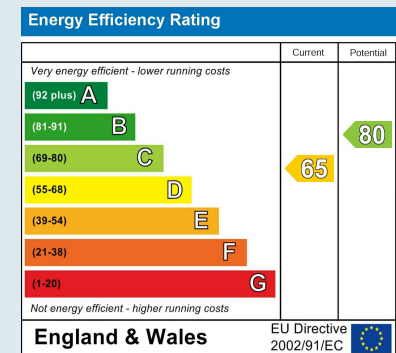
bromley@hunters.com <https://www.hunters.com>



Council Tax: F

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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