



Total area: approx. 209.4 sq. metres (2254.4 sq. feet)



Lovibonds Avenue | Orpington | BR6

Offers in excess of £1,000,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

-  Exquisitely extended & Remodelled
-  Well considered schools locally
-  Sizable L shaped lounge
-  Study & spacious utility room
-  Prestigious & Convenient location
-  4 Double bedrooms
-  Luxury kitchen/breakfasting room
-  2 modern bathrooms



SIMPLY STUNNING. This remarkable home has been imaginatively extended and remodelled to exacting standards and offers versatile accommodation to a growing family. The room sizes, dimensions and layout will impress the most discerning of buyers. This bright and spacious home is located in a most prestigious and convenient location, being within easy reach of the most well considered schools in the locality if not the country, including Newsted, St O'Laves, Darrick Wood and more. The walk to either Orpington or Petts Woos Stations is reasonable as are local shops and leisure facilities. The property offers a very good-sized L shaped lounge, a luxury fitted kitchen come breakfasting room, a study, a spacious utility room, a bathroom and 2 double bedrooms on the ground floor. A galleried landing takes you onto the landing which in turn leads to 2 very large bedrooms, both of which benefit from wall to wall ranges of wardrobes which are both served with a luxury fitted shower room. The quality of materials and workmanship used in remodelling the home are laudable and the new buyers will likely have many years of trouble-free living for the foreseeable future. The rear garden is completely secluded and is a suntrap, beautifully designed and maintained with all the elements a family need to garden, play and entertain. There is a double tandem attached garage and ample private driveway to the front of the home. We recommend your most urgent attention to avoid disappointment

Offers in excess of £1,000,000 Freehold



135 Lovibonds Avenue, Orpington, BR6



Entrance hall

High quality security double glazed front door, leading to the entrance hall leading to;

Kitchen/breakfasting room

32'10" x 14'3" (10.00m x 4.35m)

Triple bi-fold doors on to the rear garden, 2 sky-light windows, a comprehensive range of kitchen units including wall and base units, cabinets, 2 larder cupboards, inset granite sink with mixer tap, extensive working surfaces, integrated double oven and microwave and plate warmer, integrated full height fridge/ and separate freezer, integrated hob with remote control extractor fan, breakfasting bar.

Lounge

19'11" x 19'4" (6.07m x 5.89m)

An amazing L shaped room with a snug area with a modern fire place, double glazed window to the front, inset lighting, high quality wood flooring, contemporary radiators,

Utility room

10'9" x 9'10" (3.28m x 3.00m)

Double glazed door and window to the side, ceramic sink unit with cupboards under, a range of wall and base units working surfaces with splash back tiling, plumbing for a washing machine and a separate drier on top, a further large cupboard with ample storage and also housing the recently installed gas boiler, cloths drying area, upright radiator.

Study

9'11" x 8'11" (3.02m x 2.72m)

Double glazed window to the front, matching wood flooring, radiator.

Inner hallway

Leading to ground floor bedrooms and bathroom, deep storage cupboard and fitted carpets.

Bedroom 3

15'1" x 10'0" (4.60m x 3.05m)

Double glazed window to the rear, fitted carpets and radiator. built in double wardrobes.

Bedroom 4

11'6" x 8'9" (3.50m x 2.67m)

Double glazed window to the rear, built in wardrobes, fitted carpets and radiator.

Bathroom

Double glazed frosted window to the side, contemporary tiled walls, panelled bath, low level WC, wash hand basin in vanity unit, heated towel rail.

Landing

Galleried landing with bespoke staircase, Sky-light window leading to first floor bedrooms and shower room.

Bedroom 1

15'2" x 25'6" (4.62m x 7.76m)

Double glazed window to the front, a wall-to-wall range of built in wardrobes, a further deep eaves cupboard for storage, fitted carpets and radiator.

Bedroom 2

12'9" x 11'11" (3.88m x 3.62m)

Double glazed window to the rear, extensive wall to wall range of built in wardrobes, further eaves cupboard for storage, fitted carpets and radiator.

Shower room

6'8" x 5'5" (2.04m x 1.65m)

Double glazed frosted window to the side, contemporary tiled walls, large shower cubicle with drying area, low level WC, wash hand basin in vanity unit, heated towel rail.

Rear garden

Totally secluded and sunny aspect, traditional laws, flower beds and borders, mature shrubs and plants, 2 decking areas, side access to the front, water tap and lights, door to garage.

Garage & Driveway

34'9" x 7'11" (10.59m x 2.41m)

Up and over door, shelves, light and power, amole paved front driveway.

Front garden

Mainly laid to lawn, mature plants.

Kenton

