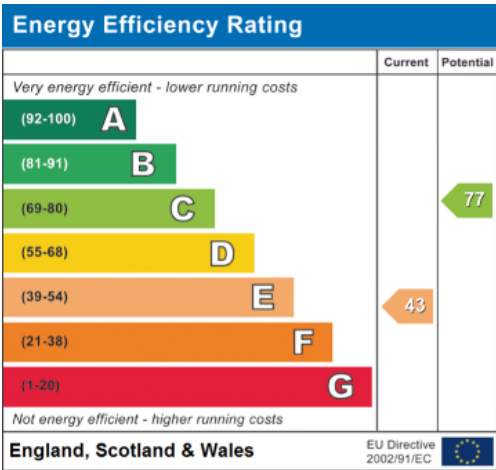




Park Avenue |Orpington| BR6

£750,000

- Chain free
- 3 Reception rooms
- 2 Bathrooms
- Within a stone's throw of St. Olaves School
- Detached 4 bedroom house
- Kitchen/diner
- Detached garage and large driveway
- Orpington Station circa 15 mins walk





CHAIN FREE! Kenton are delighted to present to the market this endearing 4 bedroom detached family home, situated in one of Orpington South's most coveted roads. Extended by prior owners, the accommodation comprises; a front-to-back kitchen/diner, a double aspect lounge with fireplace and exposed brick feature wall (amongst other characterful aspects), a further reception room to the front, as well as a study nook and downstairs shower room. Upstairs, you will find 4 bedrooms, all of which benefit from fitted storage, plus a family bathroom and access to the roof terrace. The rear garden is simply a delight, with a number of mature trees and established flower beds decorating the borders of the lawn, as well as a paved patio area for outdoor entertaining. Also worthy of note is the ample off-street parking available via the paved driveway, plus a detached double garage. Overall, the property has been reasonably well-looked after, but equally offers any new owner the opportunity to inject their own personality into this unique home. Park Avenue is ideally placed for commuters, with Orpington Station being within circa 15 minutes' walk. Furthermore, the highly-regarded St. Olaves Grammar School is located only a mere few steps away, further down the road.

£750,000



Park Avenue, Orpington, BR6



External Porch

Coved porch with Grecian style columns.

Internal Porch

5'0" x 5'8" (1.53m x 1.73m)
Deep cloaks cupboard, radiator, tiled flooring.

Entrance Hall

10'2" x 5'3" (3.11m x 1.61m)
Staircase to first floor with cupboard under, wood flooring.

Lounge

25'3" x 13'10" (7.70m x 4.21m)
(Triple aspect) Double glazed windows to side, double glazed French style doors and windows to rear and side, fireplace with marble surround and hearth, display units, radiators, fitted carpet.

Sitting Room

11'12" x 8'11" (3.65m x 2.71m)
Double glazed window to front, coved ceiling, triple folding doors on to Study, radiator, fitted carpet.

Study

10'10" x 6'11" (3.29m x 2.10m)
Double glazed window to side, triple folding and opening doors on to the sitting room and double doors opening onto the lounge, fitted carpet.

Kitchen

Double glazed window to rear, stainless steel sink unit, extensive range of work surfaces, integrated double oven, integrated five ring hob, plumbing for dishwasher, open plan on to dining room.

Dining Room

23'10" x 10'9" (7.27m x 3.27m)
Double glazed window to front, double glazed window to side, coved ceiling, wood flooring.

Shower Room

Double glazed frosted window to rear, fully-tiled walls, shower cubicle, low level W.C, wash hand basin in vanity unit, built-in cupboard housing washing machine and tumble dryer, radiator, tiled flooring.

Landing

Double glazed window to front, eaves cupboard, airing cupboard housing hot water cylinder, access to insulated loft, fitted carpet.

Master Bedroom

15'8" x 10'10" (4.78m x 3.29m)
Double glazed window to front, coved ceiling, range of fitted wardrobes, radiator, fitted carpet.

Bedroom 2

10'8" x 8'5" (3.26m x 2.57m)
Double glazed window to rear, fitted wardrobe, wash hand basin in vanity unit, radiator, fitted carpet.

Bedroom 3

10'6" x 8'4" (3.21m x 2.53m)
Double glazed double doors to rear and balcony, coved ceiling, range of fitted wardrobes, laminated wood flooring.

Bedroom 4

10'8" x 8'6" (3.26m x 2.59m)
Double glazed window to rear, fitted double cupboard, wash hand basin in vanity unit, radiator, fitted carpet.

Rear Garden

Approximately 85ft in depth
Patio area, traditional lawn, flowerbeds and borders, mature trees and shrubs, seating area, summerhouse, shed, greenhouse, water tap, water butt, lighting, outside gate.

Garage

Double garage with up-and-over-door, workshop, door to garden, car inspection pit.

Front

Paved driveway providing off-street parking for several vehicles, section of attractive garden with mature plants and shrubs and rockery.

