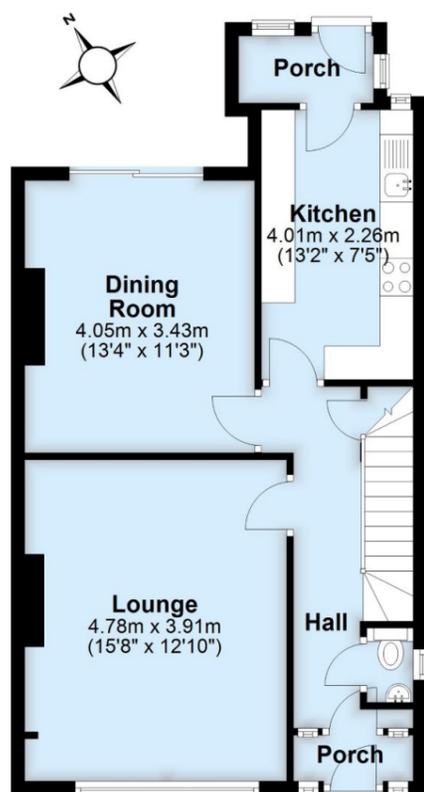




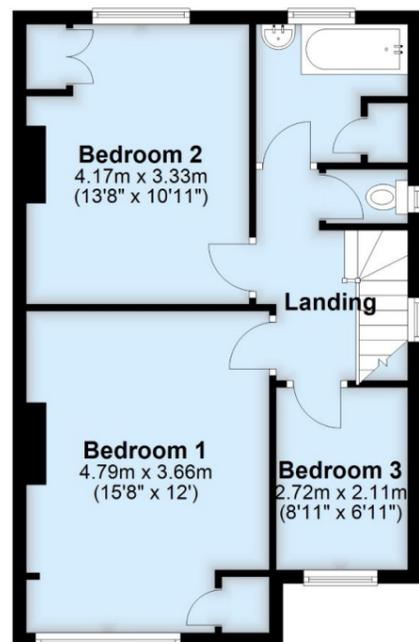
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor
 Approx. 56.3 sq. metres (606.0 sq. feet)



First Floor
 Approx. 49.6 sq. metres (533.4 sq. feet)



Outbuilding
 Approx. 10.8 sq. metres (116.1 sq. feet)



Total area: approx. 116.6 sq. metres (1255.6 sq. feet)

This plan is for general layout guidance and may not be to scale.
 Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

51 Park Avenue, Orpington, Kent, BR6 9EQ

Guide Price £750,000 Freehold

- 1930'S Built Semi
- Two Generous Receptions
- Detached Garage
- Desirable Location
- Three Bedrooms
- 146ft Rear Garden
- Off Road Parking
- Reputable Schools Closeby

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website at www.proctors.london

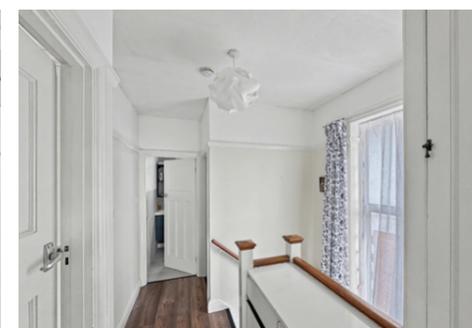
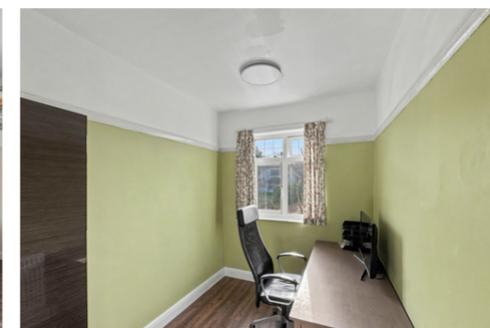


51 Park Avenue, Orpington, Kent, BR6 9EQ

A 1930's semi detached house occupying a desirable location in Orpington South, within easy walking distance of Orpington mainline station (0.5m approx.), reputable nearby schools (Warren Road - Ofsted outstanding, grammar schools St Olave's and Newstead Wood schools), Orpington High Street, Walnuts leisure centre, Tesco Extra store, plus excellent transport links and amenities in the town centre. The property offers good sized rooms to include three bedrooms, two reception rooms, kitchen, remodelled bathroom with shower and separate private W.C. Outside you will note a family garden of 146 ft, newly constructed summer house, new garden fence, a detached garage via a shared driveway and private parking to front aspect. Benefits include double glazed windows, gas central heating, engineered oak flooring downstairs, front and side porch and no onward chain. EXCLUSIVE TO PROCTORS.

Location

From Orpington High Street proceed South towards the War Memorial, head onto Sevenoaks Road and Park Avenue is on the left.



GROUND FLOOR

Entrance Porch

Double glazed entrance door and windows.

Entrance Hall

Opaque entrance door, side windows, oak engineered flooring, under stairs storage, cupboard with electric and gas meters, room thermostat.

Cloakroom

Double glazed window to side, W.C, hand basin.

Lounge

4.78m x 3.91m (15' 8" x 12' 10")
 Double glazed window to front, oak engineered flooring, radiator, wall lights, decorative fireplace surround.

Dining Room

4.05m x 3.43m (13' 3" x 11' 3")
 Double glazed patio doors to rear, oak engineered flooring, decorative fireplace surround, radiator.

Kitchen

4.01m x 2.26m (13' 2" x 7' 5")
 Double glazed window to side and rear, glazed

door to porch, wall and base cabinets, single sink unit, wall mounted central heating boiler, oven with gas hob, plumbed for washing machine.

FIRST FLOOR

Landing

Double glazed window to side, fitted storage cabinets, built-in linen cupboard, access to loft via ladder.

Bedroom One

4.79m x 3.66m (15' 9" x 12' 0")
 Double glazed window to front, built-in eaves cupboard, radiator.

Bedroom Two

4.17m x 3.33m (13' 8" x 10' 11")
 Double glazed window to rear, radiator.

Bedroom Three

2.72m x 2.11m (8' 11" x 6' 11")
 Double glazed window to front, radiator.

Bathroom

Double glazed window to rear, white suite comprising bath with built-in shower, hand basin on vanity unit, built-in airing cupboard with hot water cylinder.

Separate W.C

Double glazed window to side, W.C.

OUTSIDE

Rear Garden

146 ft approx. Paved patio area, laid to lawn, established shrubs and trees, timber summer house, area laid to gravel, garden shed, side gate to garage, new garden fence.

Detached Garage

4.72m x 2.29m (15' 6" x 7' 6")
 Brick built detached garage with pitched and tiled roof, up and over door, power and light. Shared driveway.

Frontage

Off road parking has been created.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: E

