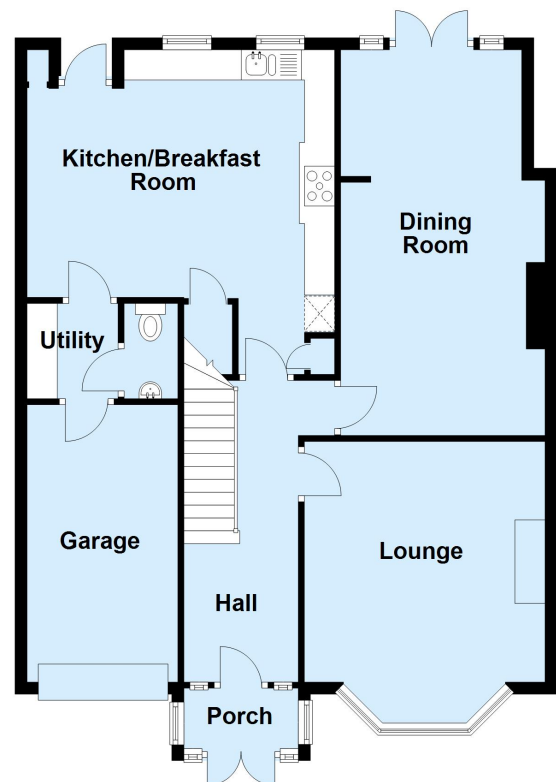


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



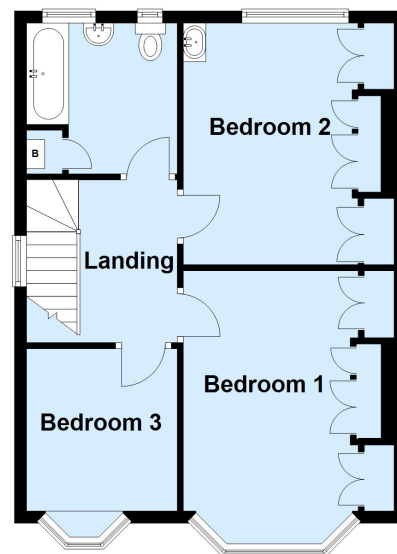
Ground Floor

Approx. 90.9 sq. metres (978.0 sq. feet)



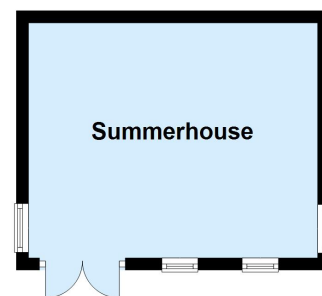
First Floor

Approx. 49.8 sq. metres (535.9 sq. feet)



Outbuilding

Approx. 18.7 sq. metres (201.0 sq. feet)



Total area: approx. 159.3 sq. metres (1714.9 sq. feet)

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

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.

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Viewing by appointment with our Petts Wood Office - 01689 606666

52 Lovibonds Avenue, Orpington, Kent, BR6 8EW

Guide Price £850,000 Freehold

- Superior Semi Detached
- Desirable Location
- Breakfast Kitchen
- Attached Garage
- Three Double Bedrooms
- Two Large Receptions
- 150ft South East Garden
- Scope to Extend

52 Lovibonds Avenue, Orpington, Kent, BR6 8EW

This superior 1930's semi detached house occupies a desirable location set between Darrick Wood Senior school and Darrick Wood Infants and Nursery, offering good access to transport links in Crofton Road, Locksbottom amenities the PRU general hospital, walkable distance to Orpington mainline and grammar schools St Olaves and Newstead Woods. Inside you will note a generous entrance hall leading to a bay fronted living room, a separate family/dining room of 6.25m by 3.31m, a breakfast kitchen leading to a utility room and cloakroom. There is convenient access to the attached garage via the utility room. The first floor offers a bright and airy hall landing, three double bedrooms and a spacious family bathroom. Outside the property features an impressive 45.7m (150ft) south-east facing garden comprising a blocked paved patio, extensive lawn, well-stocked borders, a useful summer house with power and light, an additional decked sitting area, plus private driveway for three cars. benefits include double glazed windows, gas central heating, desirable plantation shutters to front aspect, well presented interior, high ceilings, open working fireplace in the front reception room, scope to future proof by way of a side and rear extension or loft conversion (subject to planning consent), fitted wardrobes and sought after aspect. EXCLUSIVE TO PROCTORS.

Location

The property is ideally placed for reputable schools, grammar schools in Orpington, transport links in Crofton Road, PRU Hospital, Orpington mainline station and Locksbottom amenities.



GROUND FLOOR

Entrance Porch

Double glazed entrance door and windows, ceramic tiled floor.

Entrance Hall

4.90m x 1.77m (16' 1" x 5' 10") Leaded light oak entrance door and stained glass leaded light side windows, oak plank flooring, radiator, under stairs meter cupboard.

Lounge

4.90m x 3.92m (16' 1" x 12' 10") (into bay window and alcove) Double glazed bay window to front, plantation shutters, fireplace surround with slate insert and hearth, open working chimney breast, radiator, ornate cornice and ceiling rose.

Family Room/Diner

6.25m x 3.31m (20' 6" x 10' 10") (Into alcove) Double glazed French doors to garden, two radiators, original ceiling cornice.

Breakfast Kitchen

5.24m x 4.85m (17' 2" x 16' 0") Two double glazed windows to rear, double glazed door to garden, range of medium oak fronted wall and base cabinets, built in double oven, gas hob set in work top, decorative canopy with extractor fan, pelmet lighting, one and half bowl sink unit, deep walk-in pantry, door to utility room, ceramic tiled floor, recessed ceiling lights, extractor fan, recessed wine rack, ceramic tiled floor.



Utility Room

1.47m x 1.31m (4' 10" x 4' 4") Worktop surface, space for washing machine and tumble dryer, ceramic tiled floor, door to garage and cloakroom, extractor fan.

Cloakroom

W.C, hand basin, radiator, ceramic tiled floor and walls, extractor fan.

FIRST FLOOR

Landing

2.38m x 2.59m (7' 10" x 8' 6") Double glazed window to side, access to loft via ladder.

Bedroom One

3.88m x 3.31m (12' 9" x 10' 10") (into wardrobe) Double glazed bay window to front, plantation shutters, wall to wall fitted wardrobes, radiator.

Bedroom Two

4.98m x 3.40m (16' 4" x 11' 2") (into wardrobe and bay window) Double glazed window to rear, wall to wall fitted wardrobes, radiator, hand basin.

Bedroom Three

2.60m x 2.28m (8' 6" x 7' 6") Double glazed oriel bay window to front, radiator.



Bathroom

2.34m x 2.31m (7' 8" x 7' 7") Two double glazed windows to rear, white suite comprising bath with electric shower and shower screen, hand basin, W.C, built in airing cupboard housing combination central heating boiler, radiator, ceramic tiled floor and walls.

OUTSIDE

Rear Garden

150' 0" x 33' 0" (45.72m x 10.06m) Approx. South-east facing. Large blocked-paved patio, extensive lawn, deep mature borders, side access, outside tap, ornamental fish pond, garden shed, decked patio ahead of summer house.

Summer House

Timber constructed with double glazed French doors and windows, power and light, recessed exterior lighting, laminate flooring.

Frontage

Private blocked paved driveway for three cars, established shrubs.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: F