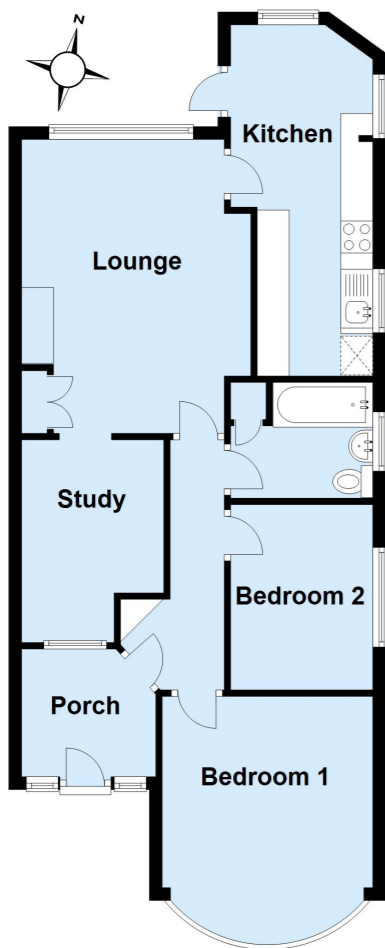


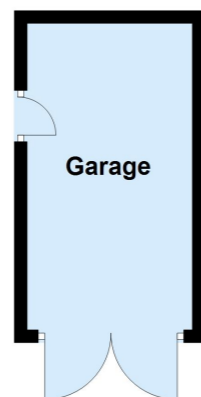
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



**Ground Floor**  
 Approx. 64.9 sq. metres (699.0 sq. feet)



**Outbuilding**  
 Approx. 12.4 sq. metres (133.6 sq. feet)



Total area: approx. 77.3 sq. metres (832.6 sq. feet)



Viewing by appointment with our Petts Wood Office - 01689 606666

79 Southlands Avenue, Orpington, Kent, BR6 9ND

**Offers Over £500,000 Freehold**

- Semi Detached
- Three Bedrooms
- Bedroom/ Dining Room
- Triple Glazing
- 1930's Bungalow
- Spacious Lounge
- Breakfast Kitchen
- Gas Central Heating

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





## 79 Southlands Avenue, Orpington, Kent, BR6 9ND

A 1930's semi-detached bungalow situated in a quiet residential area of Orpington, within close walking distance of Crescent Way local shopping facilities, Warren Road School, good transport links in Sevenoaks Road, plus a short drive to Orpington town centre, mainline station and Green Street Green amenities. The property comprises three bedrooms (third bedroom/ dining room), a spacious lounge, breakfast kitchen and bathroom. There is a detached storage garage via a shared driveway and own frontage for private off street parking. Benefits include gas central heating by combination boiler, triple glazed windows and sought after location. Exclusive to PROCTORS.

### Location

Southlands Avenue is situated close to Crescent Way via Haywood Rise, close to good transport links in Sevenoaks Road.



### Ground Floor

#### Entrance Porch

Double glazed entrance door and windows to front, wall light.

#### Entrance Hall

Part glazed entrance door, radiator, access to loft (via ladder), built-in cupboard with gas and electric meters, room thermostat.

#### Lounge

4.55m x 3.60m (15' 0" x 11' 10") Triple glazed window to rear, fireplace surround with electric log effect fire, alcove cupboard, radiator, door to kitchen, archway to dining room/ third bedroom.

#### Breakfast Kitchen

5.45m x 2.21m (18' 0" x 7' 3") Triple glazed window to rear, double glazed door to side, fitted wall and base cabinets, built-in electric oven with

separate combination oven/grill, induction hob set on worktops, radiator, plumbed for washing machine, single sink unit, space for fridge/freezer (white goods negotiable), radiator, pelmet lighting.

#### Dining Room/Study (Former Third Bedroom)

2.92m x 2.23m (9' 7" x 7' 4") Double glazed window to front, radiator.

#### Bedroom One

4.20m x 3.30m (13' 9" x 10' 10") (Into bay window) Triple glazed bay window to front, wardrobe, radiator.

#### Bedroom Two

2.83m x 2.37m (9' 3" x 7' 9") Triple glazed window to side, radiator.

#### Bathroom

2.36m x 1.77m (7' 9" x 5' 10") Triple glazed window to

side, bath, hand wash basin, low level W.C., built-in cupboard, radiator, built-in shower over bath, recessed ceiling lights.

### Outside

#### Rear Garden

Paved patio area, laid to lawn, established borders, mixed evergreen shrubs and trees, garden shed, side gate.

#### Detached Garage

Brick built garage with double doors, power and light, double glazed door to side via shared driveway.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : D

