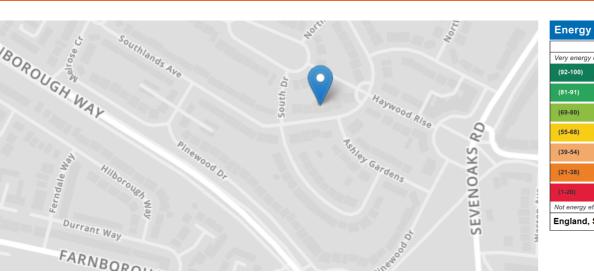
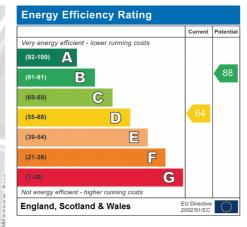
💽 1, Fairway, Petts Wood, BR5 1EF 01689 606666 pettswood@proctors.london



Petts Wood Office 💽 1, Fairway, Petts Wood, BR5 1EF 01689 606666

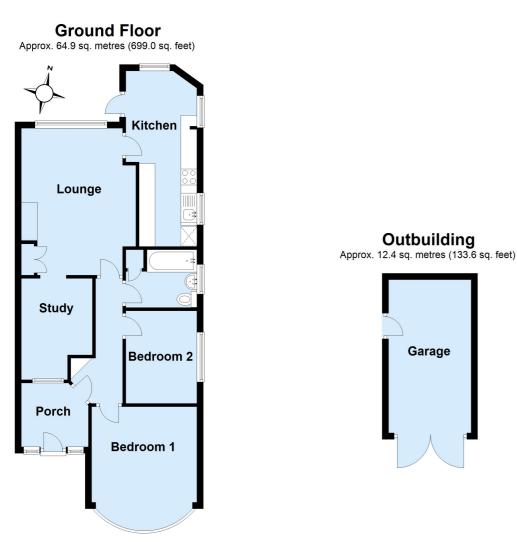
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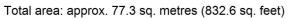




Outbuilding

Garage





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 – www.proctors.london







Viewing by appointment with our Petts Wood Office - 01689 606666

# 79 Southlands Avenue, Orpington, Kent, BR6 9ND Offers Over £490,000 Freehold

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

George Proctor & Partners trading as Proctors





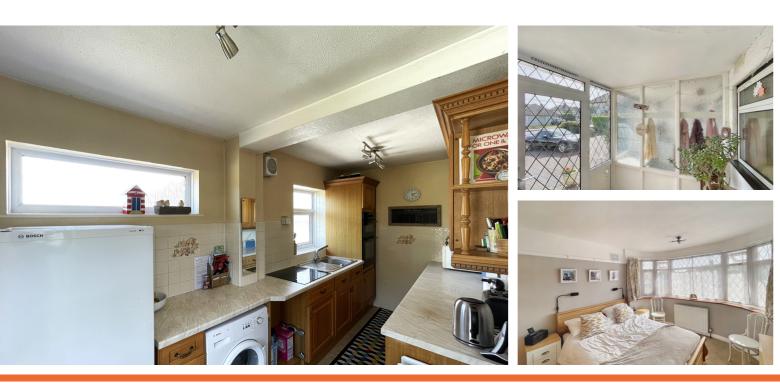
Covering: Anerley | Beckenham | Bickley | Bromley | Chislehurst Hayes | Orpington | Park Langley | Petts Wood | Shirley | West Wickham

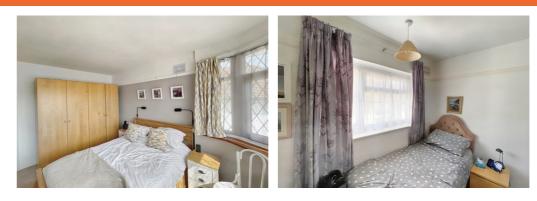
## 79 Southlands Avenue, Orpington, Kent, BR6 9ND

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 side, bath, hand wash basin, low level W.C., built-in oven/grill, induction hob set on worktops, radiator, cupboard, radiator, built-in plumbed for washing machine, shower over bath, recessed single sink unit, space for ceiling lights. fridge/freezer (white goods **Outside** negotiable), radiator, pelmet **Rear Garden** 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

236m x 1.77m (774' 3" x 5' 10") Triple glazed window to





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