
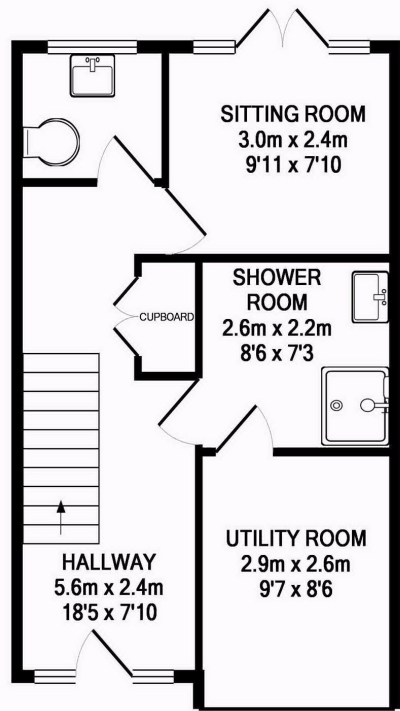
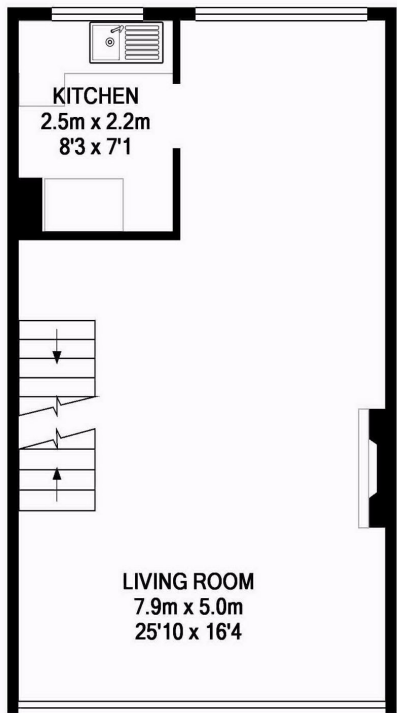


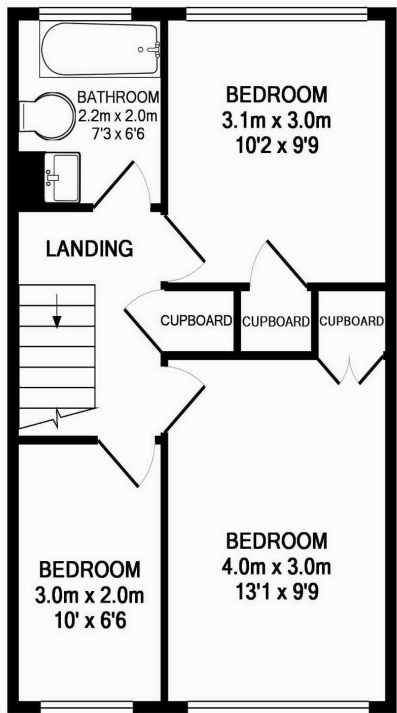
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>63</b>	<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland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



GROUND FLOOR  
APPROX. FLOOR  
AREA 36.5 SQ.M.  
(393 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 38.9 SQ.M.  
(419 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 38.9 SQ.M.  
(419 SQ.FT.)

KeyHIPS Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyHIPS please visit [www.keyhips.com](http://www.keyhips.com) (Tel: 0845 675 6165)

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Viewing by appointment with our Petts Wood Office - 01689 606666

## 59 Place Farm Avenue, Orpington, Kent, BR6 8DG

### Guide Price £535,000 Freehold

- Popular Town House
- Spacious Lounge/Diner
- Well Presented
- Ideal For Schools
- Three/Four Bedrooms
- GF Cloakroom & Utility
- Private Drive
- Chain Free Property



## 59 Place Farm Avenue, Orpington, Kent, BR6 8DG

This well presented town house enjoys a sought after location on the Petts Wood borders, close to popular schools and convenient for Orpington and Petts Wood mainline stations. On the ground floor is a study/fourth bedroom, cloakroom and utility room. The first floor comprises a spacious double aspect open plan lounge/diner with contemporary flooring and fitted kitchen to rear elevation. There are three bedrooms on the top floor and a modern family bathroom. Additional benefits include; Vaillant gas central heating boiler, double glazing, private rear garden backing onto pleasant communal gardens and CHAIN FREE possession is offered. Ideal for the growing family, local schools include Crofton and Darrick Wood schools. Internal viewing strongly recommended by Seller's sole agent.

### Location

Place Farm Avenue is situated just off Crofton Lane close to Crofton Schools, transport links, Petts Wood and Orpington stations and town centres.



### Ground Floor

#### Entrance Hall

Double glazed entrance door and window to front, LVT flooring, radiator, built-in storage cupboard, under stairs cupboard housing hot water cylinder.

#### Cloakroom

Double glazed window to rear, white suite comprising, hand wash basin set in vanity unit and low level WC, radiator, wall mounted Vaillant boiler.

#### Utility Room

7' 11" x 7' 2" (2.41m x 2.18m)  
Original rear end of integral garage, plumbed for washing machine, single sink unit, wall mounted storage cupboards.

#### Bedroom Four/Study

9' 6" x 8' 4" (2.90m x 2.54m)  
Double glazed French doors to garden, double glazed window to rear, wall mounted storage cupboards, radiator.

### First Floor

#### Lounge/Diner

25' 8" x 16' 3" (7.82m x 4.95m) (into stair recess) Double glazed windows to front, radiator, laminate flooring, feature fireplace surround, electric fire, stairs to second

floor, open plan to dining area.

#### Dining Area

Double glazed window to rear, radiator, opening to kitchen, pleasant views across communal gardens to rear.

#### Landing

Fitted carpet to stairs.

#### Kitchen

7' 10" x 6' 11" (2.39m x 2.11m)  
Double glazed window to rear, range of wall and base units, stainless steel sink unit set in worktop, plumbed for dishwasher.

### Second Floor

#### Top Landing

Fitted carpet to stairs, built-in linen cupboard, access to loft.

#### Bedroom One

12' 11" x 9' 7" (3.94m x 2.92m)  
Double glazed window to front, radiator, built-in double wardrobe.

#### Bedroom Two

10' 3" x 9' 9" (3.12m x 2.97m)  
Double glazed window to rear, radiator, built-in wardrobe.

#### Bedroom Three

9' 11" x 6' 5" (3.02m x 1.96m) (into

wardrobe)

Double glazed window to front, radiator, built-in wardrobe, wall mounted storage cupboards, wood effect flooring.

#### Bathroom

Double glazed window to rear, white suite comprising, hand wash basin, bath, low level WC, radiator, wood effect flooring.

### Outside

#### Integral Garage

Converted into a storage room, up and over door, electric meter, power and light.

#### Garden

Mainly paved with shrub borders, rear pedestrian access to communal lawns.

#### Frontage

Private driveway to front. Front garden laid to lawn.

### Additional Information

#### Council Tax

Local Authority : Bromley  
Council Tax Band : E