

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	55	84
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Viewing by appointment with our Petts Wood Office - 01689 606666

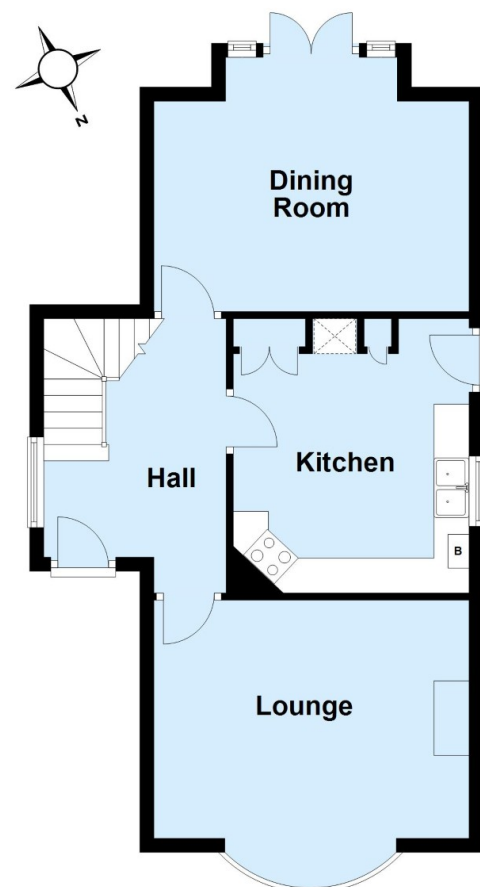
6 Park Avenue, Orpington, Kent, BR6 9EH

Guide Price £850,000 Freehold

- Detached Family House
- Three Bedrooms
- Two Reception Rooms
- Shaker Style Kitchen
- 101ft South Garden
- Desirable Location
- Ideal for St Olaves
- Scope to Extend (STPP)

Ground Floor

Approx. 54.4 sq. metres (585.8 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.9 sq. feet)



Total area: approx. 110.3 sq. metres (1186.7 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.
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"

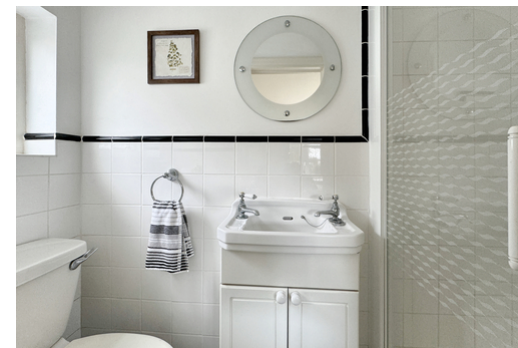


6 Park Avenue, Orpington, Kent, BR6 9EH

This 1930's bay-fronted detached character house enjoys a sought after aspect on the south side of Park Avenue, conveniently placed for an array of amenities to include the town centre, Orpington mainline station for a fast and frequent service into London Bridge, reputable schools and good transport links. The bright and airy interior comprises three well proportioned bedrooms, an en-suite shower room off the main bedroom (rear aspect), lounge to front, separate dining room, Shaker style kitchen and contemporary bathroom with separate shower. Outside the property features an attractive 101ft south facing rear garden, a well stocked front garden and private frontage for off road parking. The property offers scope to extend the rear and side elevations (subject to the usual planning consent). Additional benefits include a spacious entrance hallway, gas central heating, double glazed and secondary glazed character windows and well presented throughout. Interior viewing comes highly recommended. EXCLUSIVE TO PROCTORS.

Location

From Orpington High Street War Memorial, proceed into Sevenoaks Road and Park Avenue is on the left. The property is on the right.



GROUND FLOOR

Entrance Porch

Open porch with light.

Entrance Hall

3.34m x 2.56m (11' 0" x 8' 5") (into stairs) Original entrance door with port hole glass, stained glass leaded light casement window to side with secondary glazing, radiator, open aspect staircase, under stairs meter cupboard, room thermostat.

Lounge

4.50m x 4.10m (14' 9" x 13' 5") (into bay window) Double glazed bay window to front, period style fireplace surround with gas coal fire, marble insert, alcove cabinet and recessed shelves, radiator, wall lights.

Dining Room

4.50m x 3.78m (14' 9" x 12' 5") (into bay) A delightful room with double glazed French doors to garden, radiator.

Kitchen

3.88m x 3.33m (12' 9" x 11' 0") Double glazed door to garden, double glazed window to side, range of Shaker cream wall and base cabinets, built in electric oven with separate combi-grill oven, induction hob set in granite work top, stainless steel extractor chimney, granite splash back, double bowl sink unit, integrated dishwasher, space for washing machine and fridge freezer, pelmet lights,

lights, concealed central heating boiler.

FIRST FLOOR

Landing

Stained glass leaded light window with secondary glazing to flank wall, (half landing), access to loft via pull-down ladder, built in airing cupboard with hot water cylinder and timer..

Bedroom One

4.52m x 3.06m (14' 10" x 10' 0") (into wardrobe) Double glazed window to rear, fitted wall to wall wardrobes, radiator, wall lights, recessed ceiling lights, door to en-suite.

En-Suite Shower Room

2.16m x 0.83m (7' 1" x 2' 9") Casement window to side, white suite comprising shower cubicle with built in controls, pivot door, hand basin on vanity unit, W.C, recessed ceiling lights, extractor fan.

Bedroom Two

4.50m x 4.11m (14' 9" x 13' 6") (into wardrobe and alcove) Double glazed bay window to front, fitted wardrobes and recessed dressing table, recessed shelves, hand basin on vanity unit.

Bedroom Three

2.96m x 2.60m (9' 9" x 8' 6") Double glazed window to front, built in double wardrobe, radiator.

Family Bathroom

2.95m x 2.16m (9' 8" x 7' 1") (into shower cubicle) Double glazed window to side, a contemporary suite comprising double sized shower cubicle, built in controls, sliding shower screen, bath, back to cabinet W.C, hand basin on vanity unit, recessed ceiling lights, ceramic tiled floor with under floor heating.

OUTSIDE

Garden

101 ft Approximately. A delightful south facing garden with paved patio area, extensive lawn, mature evergreen shrubs, greenhouse, ornamental fish pond, outside tap, side access, garden store shed.

Frontage

Established front garden, private driveway for two cars.

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
Council Tax Band: F