

For Sale

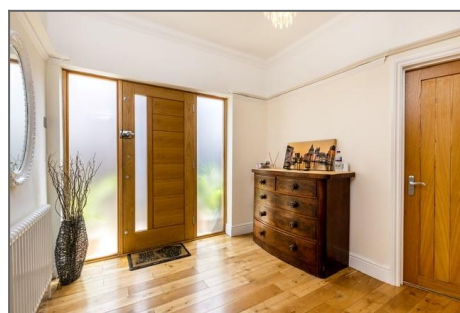
Park Avenue, Orpington BR6 9EE



£745,000 FREEHOLD

5 BEDROOM SEMI-DETACHED

- ✓ EXTENDED SEMI DETACHED FAMILY HOME
- ✓ SOUTH WESTERLY FACING GARDEN
- ✓ HIGH STANDARD OF REFURBISHMENT
- ✓ WALKING DISTANCE TO 2 STATIONS ZONE 6
- ✓ ST OLAVE'S GRAMMAR CLOSE BY
- ✓ DETACHED GARAGE
- ✓ SUMMER HOUSE
- ✓ GODDINGTON PARK NEARBY



Description

Bishop Estates are proud to present this amazing family home with a high standard of renovation completed by the current owners. It boasts open plan living, study/bedroom 5, utility room, shower room and upstairs; en-suite bathroom to the master bedroom, bedroom 2 with walk in wardrobe, large luxury family bathroom; outside there is a large south westerly facing garden with summer house, detached garage plus off street parking for up to 3 cars. VIEWING HIGHLY RECOMMENDED.



Ground Floor

ENTRANCE HALLWAY - Solid oak front door with opaque double glazed glass panels either side, radiator, solid oak flooring, coved ceilings, picture rails, neutral decor, doors leading

LOUNGE - 16' 3" x 12' 11" (4.97m x 3.96m) Double glazed leaded light windows overlooking the front, fitted Venetian blinds, brick-built fireplace with open grate, coved cornice, radiator.

FAMILY ROOM - 14' 6" x 12' 10" (4.42m x 3.93m) Solid oak flooring, wall mounted electric fire to chimney breast, coved cornice, open plan into kitchen



KITCHEN BREAKFAST ROOM - 20' 10" x 8' 11" (6.37m x 2.74m) Double glazed bi-fold doors overlooking the rear garden, solid oak flooring, brick feature wall, vertical radiator, double glazed sky light window, range of wall and base cupboard units with soft close doors, solid wood worktops, acrylic bowl and a half sink unit with mixer taps, integrated dishwasher and washing machine, freestanding Britannia gas range cooker with four gas rings, wok burner, griddle and double oven. Glass splash-back and stainless steel and glass extractor canopy, spotlights, coved cornice, space for large American fridge/freezer.



STUDY/ROOM 5 - 12' 6" x 8' 4" (3.83m x 2.56m) Double glazed leaded light bay window with fitted Venetian blind to front, wall mounted vertical radiator, coved cornice, solid oak flooring.

UTILITY ROOM - 8' 2" x 5' 6" (2.51m x 1.7m) This room would make an ideal beauty room/hairdressing but can be converted back to normal utility room with plumbing for a washing machine and worktops

Ceiling spotlights, coved cornice, part tiled walls, double glazed opaque glass window to side. Oak sliding door to:

SHOWER - Fully tiled shower cubicle with bi-fold door, dual flush WC, vanity hand wash basin and mixer taps, chrome towel rail, extractor fan, part tiled walls, ceiling spotlights and double glazed opaque glass window to side.



First Floor

FIRST FLOOR -

LANDING - Cupboard housing Megaflow water tank, attractive glass balustrade, access to part boarded loft with light and pull down ladder.

MASTER BEDROOM - 14' 7" x 12' 10" (4.47m x 3.93m) Double glazed leaded light bay window to front, range of mirror sliding wardrobes to one wall with ample hangin, shelving and drawers, radiator, built in cupboard. Door to:-

EN-SUITE SHOWER ROOM - Large shower cubicle with overhead shower, hand held shower, sliding glass door, wc, vanity wash hand basin with waterfall mixer tap, Chrome heated towel rail, Black and White tiling to walls and flooring, ceiling spotlights and double glazed opaque leaded light window to front.

BEDROOM TWO - 16' 7" x 13' 10" (5.08m x 4.24m) Double glazed windows, double glazed doors with Juliet balcony overlooking rear gardens, two radiators, ceiling spotlights, walk in wardrobe with hanging and storage.

BEDROOM THREE - 10' 2" x 9' 8" (3.1m x 2.97m) Double glazed opaque window to side, radiator, ceiling spotlights.

BEDROOM FOUR - 12' 10" x 7' 5" (3.93m x 2.28m) Double glazed casement window overlooking rear garden, radiator.

BATHROOM - Comprising of roll top bath with Claw feet and Victorian style mixer taps, hand held attachment, enclosed shower cubicle with shower overhead and hand held attachment, low level wc, vanity wash hand basin with mixer taps and cupboard below, mirror above, two chrome heated towel rails, fully tiled walls, Porcelain tiled flooring, ceiling spotlights, extractor fan and double glazed frosted windows to side.

Exterior

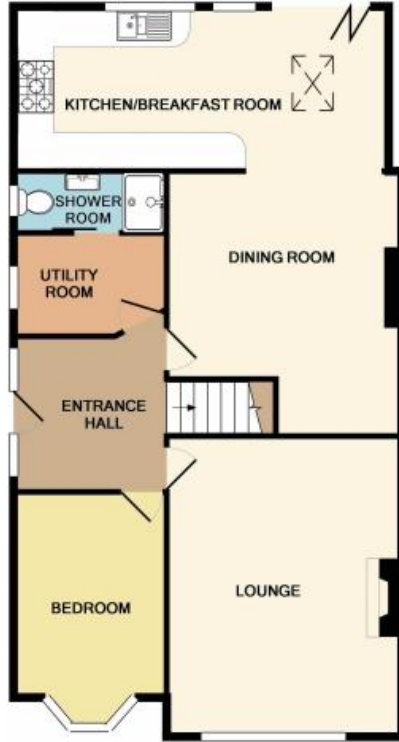
REAR GARDEN - 86' 0" (26.19m)

South westerly facing. Mainly laid to lawn with mature border beds having an array of shrubs, pretty timber insulated summer house, light and power and two sets of double glazed casement doors to front.

FRONT GARDEN: - Crazy paved and shingle.

DETACHED GARAGE - With light, power, ample storage and personal door to garden

Floorplans



GROUND FLOOR
APPROX. FLOOR
AREA 842 SQ.FT.
(78.2 SQ.M.)

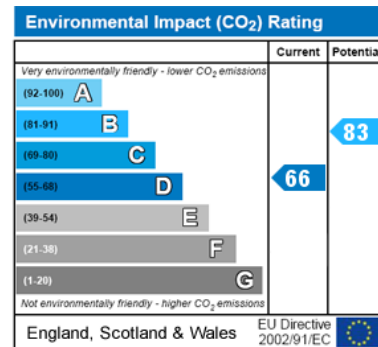
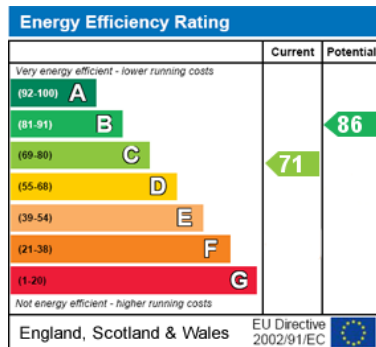


1ST FLOOR
APPROX. FLOOR
AREA 797 SQ.FT.
(74.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1639 SQ.FT. (152.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency and Environmental Impact



Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.