

# THOMAS BROWN

ESTATES



**70 Lovibonds Avenue, Orpington, BR6 8EW** Asking Price: **£1,200,000**

- 4 Double Bedroom, 3 Bathroom Detached House
- 20'4x13'10 Dual Aspect Master Bedroom
- Secluded Plot, 140' Rear Garden
- Darrick Wood School, Sought After Road





## Property Description

Thomas Brown Estates are delighted to offer this four double bedroom, three bathroom detached property occupying a large secluded plot, close proximity to Darrick Wood School and situated on the ever sought after Lovibonds Avenue. This fantastic property is currently being used as a three bedroom family home with a spacious one bedroom self contained annexe boasting its own section of garden. The accommodation on offer comprises; porch and hallway, dual aspect lounge and dining room, study, kitchen, conservatory and a shower room to the ground floor. To the first floor are three double bedrooms, the master being a large 20'4x13'10 dual aspect bedroom and a family bathroom. The self contained annexe boasts a private entrance, hallway, double bedroom, shower room, kitchen, lounge and a conservatory. Externally, there is a large 140'x55' mature garden currently split between the main house and annexe. The annexe is adjoined to the main home and could be used as one abode comfortably. To the front is a block paved drive for numerous vehicles. Lovibonds Avenue is very well located for local schools (including Newstead Woods and Darrick Wood), local shops, restaurants, bus routes and Orpington mainline station. Internal viewing is highly recommended to appreciate the size and standard of accommodation on offer. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.



#### FRONT

Secluded from road, block paved driveway for numerous vehicles, laid to lawn, mature shrubs.

#### ENTRANCE PORCH

Double doors to front, tiled flooring.

#### ENTRANCE HALL

Door to front, under stairs storage, carpet, radiator and cover.

#### LOUNGE AND DINING ROOM

34' 0" x 13' 10" (10.36m x 4.22m) Three French doors to rear, double glazed bay window to front, fireplace, parquet flooring, two radiators.

#### KITCHEN

15' 0" x 12' 0" (4.57m x 3.66m) (measured at maximum) Range of matching wall and base units with worktops over, one and a half sink and drainer, integrated electric hob with extractor over, integrated double oven, space for tower fridge, space for under counter freezer, space for washing machine, space for slimline dishwasher, tiled splashback, double glazed French doors to conservatory, tiled flooring.

#### CONSERVATORY

11' 04" x 11' 06" (3.53m x 3.51m) Double glazed French doors to rear, double glazed windows to side and rear, tiled flooring.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower, opaque double glazed window to rear, tiled walls, tiled flooring, heated towel rail.

#### STUDY

12' 05" x 11' 05" (3.78m x 3.48m) Double glazed window to front, carpet, radiator.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet, radiator and cover.

#### BEDROOM 1

20' 04" x 13' 10" (6.2m x 4.22m) Dual aspect, double glazed bay window to front, double glazed window to rear, carpet, two radiators.

#### BEDROOM 2

11' 0" x 10' 01" (3.35m x 3.07m) Double glazed window to rear, laminate flooring, radiator.

#### BEDROOM 3

12' 0" x 7' 11" (3.66m x 2.41m) Double glazed window to front, carpet, radiator.

#### BATHROOM

Jack and Jill with door to bedroom 1, wash hand basin in vanity unit, bath with shower attachment, opaque double glazed window to rear, vinyl flooring, heated towel rail.

#### SEPARATE WC

Low level WC, opaque double glazed window to rear, vinyl flooring.

#### ANNEXE

Accessed via house and own front door.

#### ENTRANCE PORCH

French doors to front.

#### ENTRANCE HALL

Door to front, storage cupboard, carpet, electric storage heater.

#### LOUNGE

15' 09" x 15' 06" (4.8m x 4.72m) Double glazed sliding doors to conservatory, carpet, electric storage heater.

#### CONSERVATORY

13' 09" x 10' 02" (4.19m x 3.1m) Double glazed French door to rear, double glazed window to side and rear, tiled flooring.

#### KITCHEN

11' 03" x 5' 01" (3.43m x 1.55m) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for cooker, space for fridge/freezer, space for washing machine, tiled splashback, double glazed window to side, vinyl flooring.

#### BEDROOM

11' 04" x 9' 09" (3.45m x 2.97m) Double glazed window to front, carpet, electric radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower, opaque double glazed window to side, vinyl flooring, heated towel rail.

#### ANNEXE GARDEN

53' 0" x 23' (16.15m x 7.01m) Patio area with rest laid to lawn, shed, mature shrubs.

#### OTHER BENEFITS INCLUDE:

#### GARDEN

140' 0" x 55' 0" (42.67m x 16.76m) (approx.) (measured at maximum) Patio area with rest laid to lawn, mature shrubs.

#### OFF STREET PARKING

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



