

# THOMAS BROWN

ESTATES



**13 Avebury Road, Orpington, BR6 9SB**

**Asking Price: £795,000**

- 4 Bedroom Extended Detached House
- Well Located for Orpington Station & Newstead Wood School
- 2 Reception Rooms, 2 Bathrooms
- Potential to Extend Further (STPP)





## Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, side and rear extended four bedroom two bathroom detached property situated in a fantastic cul-de-sac location overlooking the Newstead Wood School sports field and easy walking distance to Orpington Station. Ideal for the London bound commuter, the accommodation on offer comprises: large hallway, 19'11 lounge with direct access to the rear garden, dining room, modern fitted kitchen, study, bedroom four, utility cupboard and a shower room to the ground floor. To the first floor there is a landing giving access to three bedrooms, bathroom and a WC. Externally there is a secluded mature garden mainly laid to lawn with a patio area perfect for entertaining and alfresco dining and a driveway to the front. STPP there is great potential to extend above the ground floor extension to the side and/or into the loft space as many have done locally. Avebury Road is well located for local schools including Darrick Wood and Tubbenden Primary, shops, bus routes, Orpington High Street, and Orpington mainline station. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the quality of location, far reaching views to the rear and specification on offer.





#### ENTRANCE HALL

Composite door to front, understairs cupboard, carpet, radiator.

#### LOUNGE

19' 11" x 10' 10" (6.07m x 3.3m) Double glazed sliding door to rear, carpet, radiator.

#### DINING ROOM

12' 4" x 12' 2" (3.76m x 3.71m) Double glazed bay window to front, carpet, radiator.

#### KITCHEN

16' 9" x 8' 1" (5.11m x 2.46m) Range of matching wall and base units with worktops over, sink and drainer, space for cooker, extractor hood, space for washing machine, space for three under counter white goods, space for dishwasher, space for wine cooler, larder, breakfast bar, double glazed window to rear, double glazed opaque door to side, vinyl flooring, radiator.



#### INNER HALL

Carpet.

#### STUDY

7' 7" x 7' 6" (2.31m x 2.29m) Double glazed window to front, carpet, radiator.

#### UTILITY CUPBOARD

Space for washing machine, space for tumble dryer.

#### BEDROOM 4

12' 6" x 7' 8" (3.81m x 2.34m) Double glazed window and double glazed door to rear, carpet, radiator.

#### SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double shower cubicle with rainforest head and shower attachment, skylight, vinyl flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed window to front, carpet.



#### BEDROOM 1

13' 0" x 10' 11" (3.96m x 3.33m) Double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

11' 11" x 10' 11" (3.63m x 3.33m) Double glazed window to rear, carpet, radiator.

#### BEDROOM 3

8' 3" x 8' 2" (2.51m x 2.49m) Double glazed window to rear, carpet, radiator.

#### BATHROOM

Wash hand basin in vanity unit, bath with shower over and shower attachment, double glazed opaque window to side, vinyl flooring.

#### SEPARATE WC

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



#### OTHER BENEFITS INCLUDE:

#### FRONT GARDEN/OFF STREET PARKING

Drive, laid to lawn, mature shrubs.

#### GARDEN

60' 0" x 32' 0" (18.29m x 9.75m) Patio area with rest laid to lawn, mature shrubs, shed, workshop, side access.

#### DOUBLE GLAZING

#### CENTRAL HEATING SYSTEM



**Construction: Standard**  
**Council Tax Band: F**  
**Tenure: Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

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