

THOMAS BROWN

ESTATES

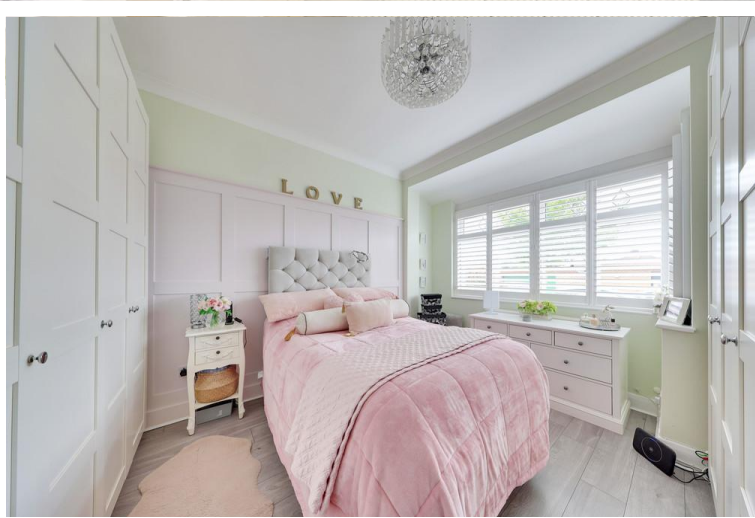


40 Northfield Avenue, Orpington, BR5 4JQ

Offers IEO: £425,000

- 2 Bedroom Semi-Detached Bungalow
- Recently Modernised & Rear Extended
- Well Located for Orpington High Street & Stations
- Potential to Extend into Loft Space (STPP)





Property Description

Thomas Brown Estates are delighted to offer this immaculately presented, recently modernised and rear extended two bedroom semi-detached bungalow, offering an impressive open plan living space and a specification rarely found in this style of property.

The accommodation comprises an entrance hall, a lounge opening into a spacious kitchen/dining room, two bedrooms and a contemporary shower room.

Externally, the property benefits from a low maintenance rear garden, ideal for entertaining and alfresco dining, together with a driveway to the front.

Subject to the necessary planning permissions, there is excellent potential to extend into the loft space, as many neighbouring properties have done.

Northfield Avenue is conveniently situated for well-regarded local schools, Orpington High Street, Orpington and St. Mary Cray stations, and a range of bus routes.

Please contact Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the quality of finish and excellent location on offer.



ENTRANCE HALL

Double glazed opaque composite door to side, laminate flooring, radiator.

LOUNGE

15' 07" x 11' 0" (4.75m x 3.35m) (open plan to kitchen/diner) Bespoke lighting, laminate flooring, radiator.

KITCHEN/DINER

18' 03" x 14' 03" (5.56m x 4.34m) (L-shape) Range of matching wall and base units with quartz worktops over, one and a half sink, integrated double oven, integrated electric hob with extractor over, space for fridge/freezer, space for washing machine, breakfast bar, double glazed window and double glazed sliding door to rear, laminate flooring, radiator.



BEDROOM 1

13' 02" x 10' 11" (4.01m x 3.33m) Double glazed window with shutters to front, laminate flooring, radiator.

BEDROOM 2

8' 11" x 7' 06" (2.72m x 2.29m) Double glazed window with shutters to front, laminate flooring, radiator.



SHOWER ROOM

WC, wash hand basin in vanity unit, double walk-in shower with rainforest head and shower attachment, double glazed opaque window to side, part tiled walls, tiled flooring, radiator.

OTHER BENEFITS INCLUDE:

SOUTH FACING GARDEN

27' 0" x 25' 0" (8.23m x 7.62m) Low maintenance, decked and patio areas, shed, electric awning, side access.

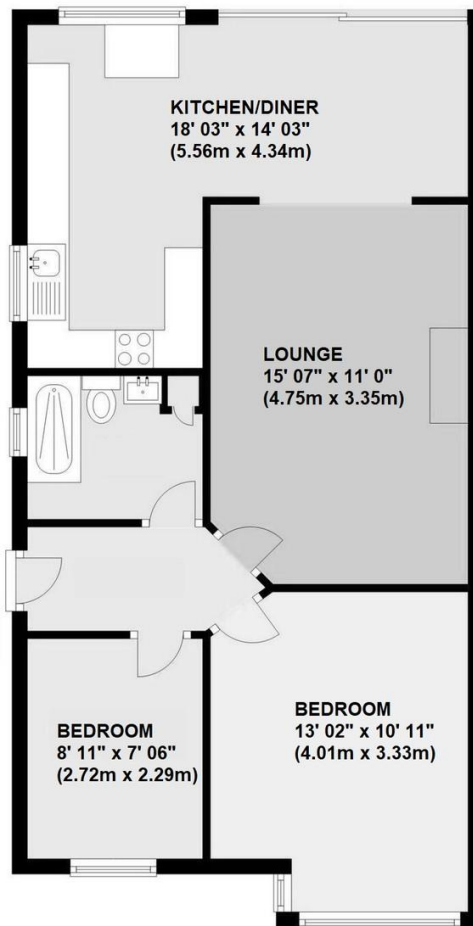


OFF STREET PARKING

Drive.

DOUBLE GLAZING

CENTRAL HEATING

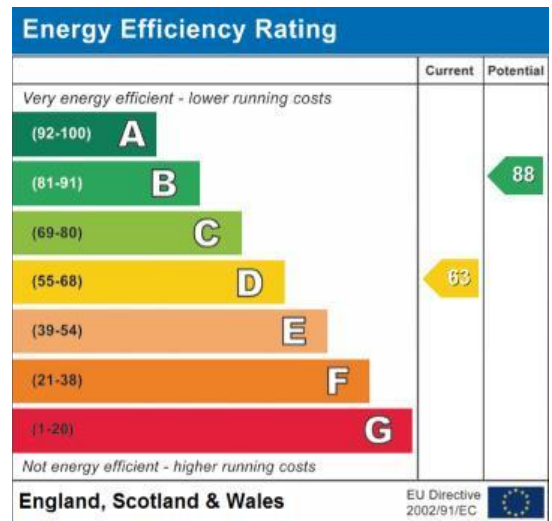


This plan is for illustration purpose only - not to scale



Council Tax Band: D

Tenure: Freehold



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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.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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