

THOMAS BROWN

ESTATES



80 Southlands Avenue, Orpington, BR6 9ND **Asking Price: £595,000**

- Extended 3 Bedroom Semi Detached Bungalow
- Close to Warren Road & Tubbenden Primary Schools
- Stunning 28ft Open-plan Kitchen and Living Space
- Off Street Parking & Potential for Loft Conversion (STPP)





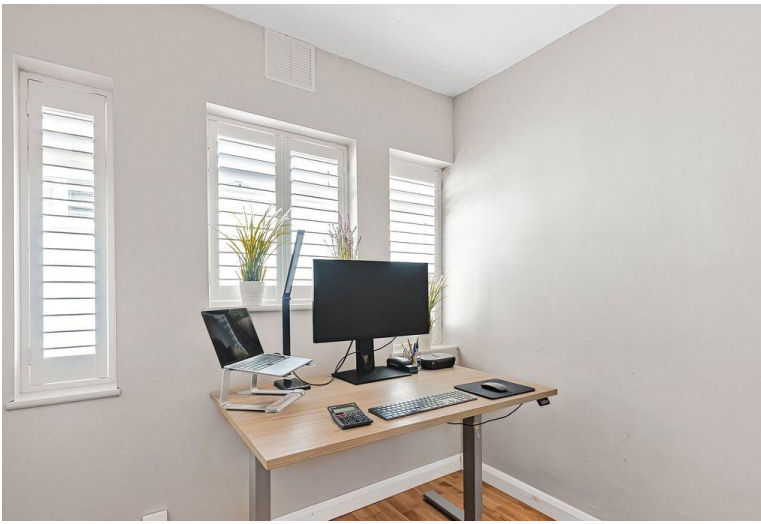
Property Description

Thomas Brown Estates are delighted to offer this beautifully modernised and re-extended three bedroom semi-detached bungalow, situated on the highly sought after Davis Development in BR6 Orpington. Offering excellent potential for a loft conversion (subject to the necessary planning permissions), the property features an impressive 28'2" open-plan living and kitchen area with bi-fold doors opening onto the rear garden.

Finished to an exceptional standard throughout, the accommodation comprises an entrance porch and hallway, three bedrooms (two benefiting from fitted wardrobes), a contemporary family bathroom, a separate utility room, and a stunning open plan living/kitchen space that is ideal for both everyday family life and entertaining.

Externally, the property enjoys a low maintenance rear garden, predominantly laid with artificial lawn and complemented by a generous patio area, perfect for al fresco dining and social gatherings. To the front, a block paved driveway provides off street parking for two vehicles.

Ideally located, the property is within easy reach of the highly regarded Warren Road and Tubenden Primary Schools, as well as Darrik Wood, Newstead Wood and St Olave's secondary schools. Orpington Station is also conveniently nearby, offering excellent transport links into Central London. Southlands Avenue further benefits from close proximity to local shops, bus routes and a range of everyday amenities.



ENTRANCE PORCH

Double glazed door to front, double glazed panel to front, double glazed panel to side, vinyl flooring.

ENTRANCE HALL

Composite door to front, wood flooring, radiator.

LIVING / KITCHEN

28' 02" x 16' 01" (8.59m x 4.9m) (measured at maximum) Bespoke media wall, range of matching wall and base units with granite worktops over, island with built in sink, oven and gas hob with extractor over, integrated dishwasher, space for fridge/freezer, double glazed bi-fold doors to rear, three skylights, three radiators, herringbone floor.



UTILITY ROOM

8' 10" x 5' 5" (2.69m x 1.65m) Range of matching wall and base units with worktops over, space for washing machine and tumble dryer, herringbone floor.

BEDROOM

13' 2" x 10' 11" (4.01m x 3.33m) Fitted wardrobes, double glazed bay window with shutters to front, wood floor, radiator.

BEDROOM

9' 7" x 7' 3" (2.92m x 2.21m) Fitted wardrobes, double glazed window with shutters to front, wood floor, radiator.



BEDROOM

7' 7" x 7' 3" (2.31m x 2.21m) Three double glazed windows with shutters to side, wood floor, radiator.

BATHROOM

Low level WC, sink in vanity unit, bath with shower over plus attachment, double glazed opaque window with shutters to side, tiled floor, tiled walls, radiator.

OTHER BENEFITS INCLUDE:

GARDEN

46' (14.02m) Patio area, artificial lawn, flower bed, side access.



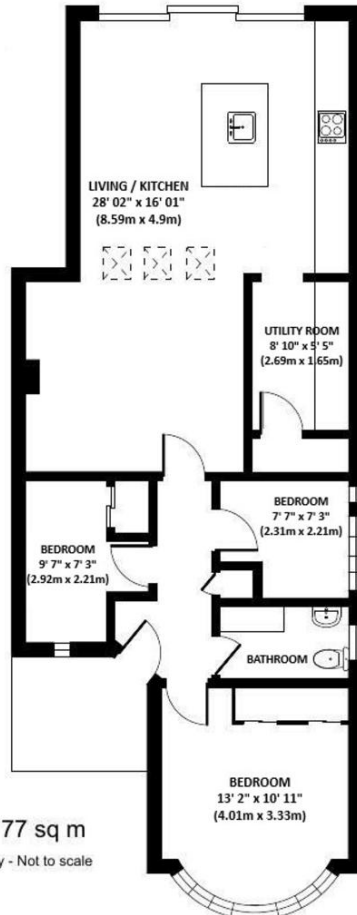
OFF STREET PARKING

Block paved drive with space for two vehicles.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

FREEHOLD



Approximate Area = 828 sq ft / 77 sq m

For identification only - Not to scale

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2022. Produced for Alan De Maid. REF: 857701



Council Tax Band: E

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			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.

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

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