



46 Northlands Avenue

, Orpington, BR6 9LY

Price Guide £550,000 to £575,000
Freehold



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Property Description

A well maintained and tastefully decorated three bedroom semi-detached family home located on this ever-popular Davis Estate on the favoured South side of Orpington. St Olaves Grammar School for boys and Newstead Wood School for girls are both easily accessible, as is Darrick Wood School, Tubbenden School, and Warren Road School. The house is positioned on a bus route serving Orpington Mainline Station, with it's fast and frequent service to London, for those choosing not to walk, and local shops are situated at the bottom of the road at The Crescent. Orpington High Street with it's vast array of shops, restaurants, coffee shops and Odeon Cinema is located close at hand too, as are parks, woods and Greenbelt land. Having been a loving family home to the sellers for many years, accommodation comprises two reception rooms with contemporary fires, a fitted kitchen, as well as the three bedrooms, and a most attractive shower room. The rear garden backs approximately south. There is off road parking to the front, plus a detached garage approached via a shared driveway. The property offers tremendous potential to enhance, and extend (subject to planning permission). Photos really don't do this property justice, and so, viewing comes highly recommended. No onward chain.

Entrance Porch

"Georgian" style UPVc entrance door to side. Double glazed windows to front and to side - both with attractive internal shutters. Recessed spotlight. Multi pane door leading to:-

Lounge

15'6" x 13'7" max (4.72m x 4.14m max)

With lovely views over the rear garden, and with double glazed French doors and adjacent windows. Serving hatch to the kitchen. Attractive contemporary style fitted gas fire. Shelved recess to either side of the chimney breast. Coving to ceiling. Downlighting. Contemporary style upright panel radiator.

Dining Room

13'3" x 9'4" max (4.04m x 2.84m max)

Double glazed bay window to the front with attractive internal shutters, and with double panel radiator beneath. Further double glazed window to the side, again with attractive internal shutters. Additional contemporary style upright panel radiator. Contemporary "pebble" style fitted gas fire. Shelved recess to either side of the chimney breast, and with cupboards beneath.

Kitchen

13'4" x 5'8" max (4.06m x 1.73m max)

Fitted with a range of limed oak effect wall, base and drawer units, and with worktops over. Inset stainless steel single bowl, single drainer sink unit, and with mixer tap over. Partly tiled walls with decorative inserts. Integrated appliances including: electric ceramic hob, with extractor over, and electric oven with easy access sliding door beneath. Built-in under-counter fridge. Built-in washing machine. Obscure double glazed window to side. Arched recess at the far end of the kitchen with double glazed door and window to the rear. Wall mounted gas fired central heating boiler. Space for freestanding upright fridge/freezer.

First Floor Landing

Obscure double glazed window to the side. Access to the loft space.

Bedroom 1

13'2" x 9'1" max (4.01m x 2.77m max)

Double glazed bay window to the front with attractive internal shutters, and with double panel radiator beneath. Fitted sliding door wardrobe to one wall, and with additional cupboards above.

Bedroom 2

10'3" x 9'1" max (3.12m x 2.77m max)

Double glazed window overlooking the rear garden, and

with single panel radiator beneath. Coving to ceiling. Airing cupboard housing hot water cylinder. Adjacent to this, along the same wall, are recently fitted hanging and shelved wardrobes.

Bedroom 3

6'10" x 6'1" max (2.08m x 1.85m max)

Double glazed window to the front with attractive internal shutters. Coving to ceiling. Fitted high level cupboard. Single panel radiator.

Shower Room

An attractively refitted contemporary style shower room. Walk-in shower recess with full height screen, fixed shower head and additional shower attachment. WC with concealed cistern and adjacent wash hand basin, with cupboards beneath, and surround above. Extractor fan. Heated towel rail. Shaver point. Obscure double glazed window to the rear. Downlighting. Ceramic tiled floor. Tiling to walls.

Front Garden

Crazy paved frontage approached via shared driveway.

Rear Garden

An attractive garden, backing approximately south. Immediately behind the house there is a Crazy paved terrace. Then there are two areas of lawn, separated with a small picket fence and wrought iron gate. Plant,

shrub and hedge borders. Gated pedestrian side access leading to the front, and to the garage.

Garage

A detached garage, which the seller advises has been re-roofed in recent years. Electric remote controlled roller shutter door to front. Windows to side. Power and lighting.

Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "E"

EPC Rating: "D"

Total Square Meters: 79.9 (including garage)

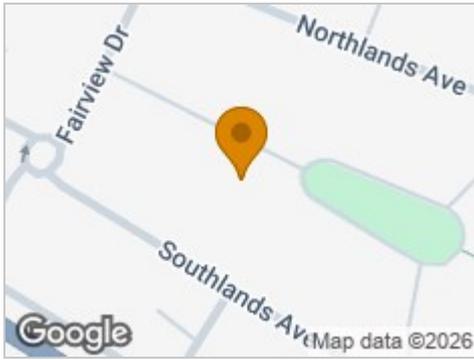
Total Square Feet: 859 (including garage)

This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email orpington@edmund.co.uk



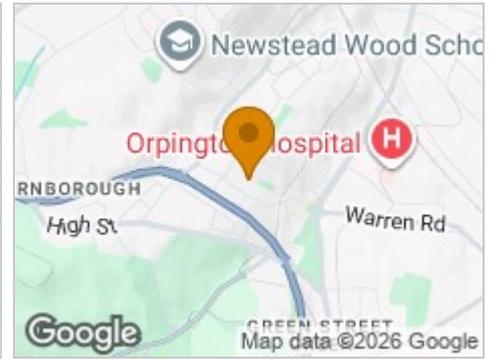
Road Map



Hybrid Map



Terrain Map



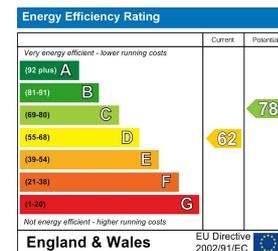
Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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