



Northlands Avenue, Orpington, Kent, BR6 9LZ

Guide Price £600,000-£625,000  
Freehold





# Northlands Avenue, Orpington, Kent, BR6 9LZ

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## Description

GUIDE PRICE £600,000 - £625,000. A tastefully decorated 3 bedroom semi detached house, situated on this highly regarded and sought after development close to a number of sought-after Schools including Warren Road, Darrick Wood, Newstead Wood and St Olaves. The property comprises three bedrooms and a bathroom on the first floor, whilst downstairs are interconnecting reception rooms, a fitted kitchen and conservatory. Benefits include gas central heating, double glazing and laminate flooring. There is a lovely rear garden which enjoys a southerly aspect and off street parking to front. Tastefully decorated the property is also within easy access of local shops and a choice of Chelsfield or Orpington Stations, as well as being on the R4 bust route.

## Entrance Hall

UPVc entrance door to the front. Double glazed window to the side. Staircase leading to the first floor landing, and with cupboard under. Laminate flooring. Panel radiator.

## Lounge

Double glazed bay window to the front. Panel radiator. Laminate flooring. Attractive fireplace with coal effect gas fire. Opening directing onto:-

## Dining Area

Double glazed French doors, with sidelights, leading to the conservatory. Panel radiator. Laminate flooring.

## Conservatory

Fully double glazed and overlooking the rear garden. Laminate flooring.

## Kitchen

Fitted with a modern white range of wall, base and drawer units. Worktops, and inset one and a half bowl sink unit with mixer tap over. Integrated induction hob with extractor hood over, and with oven. under Space and plumbing for washing machine. Further appliance space. Laminate flooring. Double glazed window to the side. Double glazed door leading onto the rear garden.

## First Floor Landing

Two double glazed windows to the side. Access to the loft, via ladder, housing gas fired central heating boiler.

## Bedroom 1

Double glazed bay window to the front. Panel radiator. Laminate flooring.

## Bedroom 2

Double glazed window overlooking the rear garden. Panel radiator. Laminate flooring.

## Bedroom 3

Double glazed window to front. Bulkhead recess. Panel radiator. Laminate flooring.

## Bathroom

Fitted with a modern white suite comprising:- panel bath with mixer taps, pedestal wash hand

basin, and low level WC. Heated towel rail. Partly tiled walls. Vinyl flooring. Two double glazed frosted windows to the side.

### Front Garden

Off street parking for two cars. Shared driveway leading to the garage.

### Garage

With up and over door to front. Power and lighting.

### Rear Garden

Backing approximately south. Being laid mainly to lawn, with plant, shrub and hedge borders.

### 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: 85.1 (excluding garage)

Total Square Feet: 917 (excluding garage)

Room Dimensions: As per floorplan

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.

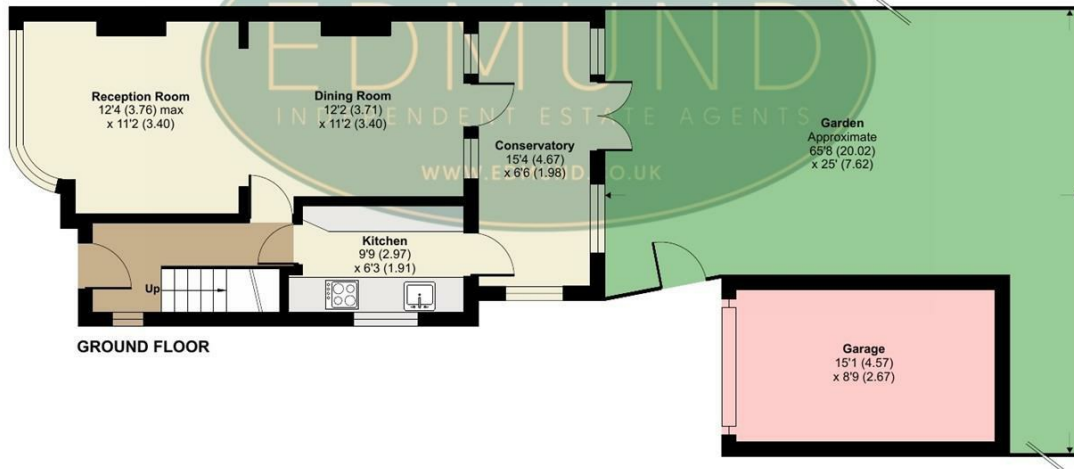
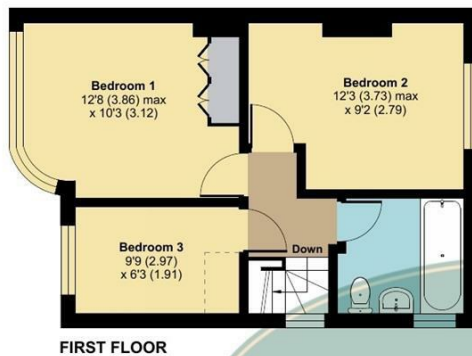
Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)







## Floor Plan



## Northlands Avenue, Orpington, BR6

Approximate Area = 917 sq ft / 85.1 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1050 sq ft / 97.4 sq m

For identification only - Not to scale

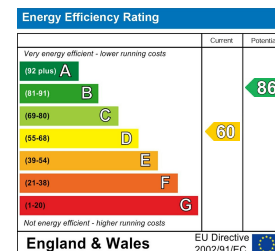


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Edmund Estate Agents. REF: 1135032

## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto: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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