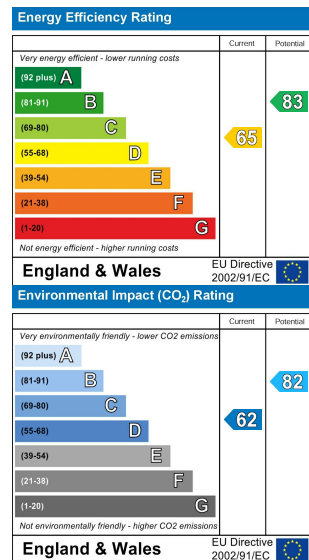


TOTAL APPROX. FLOOR AREA 111.9 SQ.M. (1205 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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FAIRBANK AVENUE  
ORPINGTON  
£675,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Anthony Martin**  
Estate Agents





This 3 bedroom detached bungalow in the sought after Crofton Heath area comes to the market chain free. Ideally located within excellent schools catchment and proximity to Orpington mainline train station, this is a popular residential area that appeals to both downsizers and families.

The kitchen/diner overlooks the garden and is well designed with a range of base and wall units, and provides access to the side of the property. The good sized lounge features sliding doors onto the patio. There are two double bedrooms to the front of the property, one with storage, and a third single bedroom/study. The bathroom is half tiled with a bath and basin, and there is a separate guest cloakroom.

Outside there is a driveway to the front and tandem garage. To the rear the pretty garden is mainly laid to lawn with mature shrubs and a patio.

Please note that a certificate of lawfulness has been granted for a loft conversion incorporating side dormers and elevational alterations. Full details can be found on the Bromley Planning Portal, please find the link below

<https://searchapplications.bromley.gov.uk/online-applications/applicationDetails.do?keyVal=PNN6EJBT0T500&activeTab=summary>

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## FAIRBANK AVENUE

ORPINGTON

- Chain Free
- Detached
- 3 Bedrooms
- Tandem Garage
- Driveway
- Opportunity to Extend STPP
- Sought After Location
- Good Schools Catchment
- Excellent Transport Links
- EPC D65

