



Total area: approx. 174.9 sq. meters (1883 sq. feet)  
For illustration purposes only - not to scale



**IMPORTANT:** These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

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**£650,000**

## Lynton Avenue Orpington

Anthony Martin are delighted to bring to the market this beautifully presented detached property which has been extended by the current owners to provide a fantastic family home.

The impressive entrance hall features a tiled floor and provides direct access to all ground floor rooms. To the front the reception room with bay window has period detailing to the walls and ceiling with a dado rail and cornicing and a gas effect fire. The perfect place to relax. There is a further reception room currently used as a formal dining area. The modern fully integrated kitchen has a range of cream base and wall units and granite worktops. There is a breakfast bar and separate sitting area with patio doors onto the garden. You will also find a guest cloakroom and utility room on the ground floor.

To the first floor there are 3 good sized bedrooms. The master bedroom to the rear has fitted wardrobes and opens into a dressing room/study area. There is a further double bedroom to the front with fitted wardrobes and bedroom three to the front. The family bathroom is part tiled with a white suite and Victorian style roll top bath.

Outside, the well established garden is mainly laid to lawn, with mature shrubs, a pond and patio area providing the ideal space to enjoy the warmer months. The garage can also be accessed from the rear.

Ideally located for transport, including the mainline train station, access to the motorway network and the Nugent shopping centre this property will appeal to many



- Detached
- Beautifully Presented
- Garage
- Extended
- Guest Cloakroom and Utility Room
- 3 Bedrooms
- Walking Distance to Local Amenities
- Well Established Garden
- Excellent Transport Links
- EPC F37

