









Total area: approx. 118.3 sq. metres (1273.7 sq. feet)



## Lynton Avenue | Orpington | BR5

Asking price of £500,000

-  Chain free
-  3 Bedrooms
-  Conservatory
-  Driveway to front plus garage to rear
-  1930's semi-detached house
-  2 Reception rooms
-  South-facing garden
-  Walking distance to St Mary Cray Station



Asking price of £500,000 Freehold



Kenton are delighted to present to the market this traditional 1930's 3 bedroom semi-detached house, boasting a wealth of original features. The ground floor comprises two ample-sized reception rooms, a bay-fronted lounge and separate dining room which in turn, leads through to a full-width conservatory, providing a perfect spot to relax and enjoy the view of the South-facing rear garden. A separate kitchen offers potential for re-configuration and personalisation to suit each individual's needs. There is also a convenient downstairs WC, ideal for guests or family use. Upstairs, the property offers three well-proportioned bedrooms – two doubles, each featuring built-in storage, and a single room. The family bathroom and a separate WC are also located on this floor, with the option to combine the two spaces for a more modern layout if desired. The rear garden is a true highlight, offering a lovely outdoor space with both a patio and a lawn area, perfect for entertaining or enjoying sunny days. There is access to a garage at the rear, via a service road on Sidmouth Road, providing excellent storage or parking options. Off-street parking is also available to the front via a driveway. With ample space to extend to the rear or into the loft (subject to planning permissions), this property offers significant scope for further development. Lynton Avenue is ideally located with St Mary Cray Station being within circa 5 minutes walk, the Nugent Retail Park is also easily accessible with its array of popular shops and eateries, plus many highly regarded schools are within close proximity. Offered on to the market chain free, this is a fantastic opportunity to create your perfect family home in a highly sought-after location.

## 43 Lynton Avenue, Orpington, BR5



### Porch

2'7" x 6'8" (0.78m x 2.02m)  
Double leaded light doors to the front.

### Entrance Hall

Wooden front door with side panel, double glazed window to the side, staircase to first floor with cupboard under, radiator, picture rail, coved ceiling, fitted carpet.

### Lounge

15'9" x 11'9" (4.80m x 3.59m) into bay  
Double glazed leaded light bay window to the front, feature fireplace, radiator, coved ceiling, fitted carpet.

### Dining Room

13'4" x 10'10" (4.07m x 3.29m)  
Double doors to the conservatory, feature fireplace, radiator, fitted carpet.

### Kitchen

9'11" x 7'7" (3.02m x 2.32m)  
Double glazed window to the side, range of matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, extensive working surfaces with splashback tiling, space for cooker, plumbing for washing machine, coved ceiling, vinyl flooring.

### Conservatory

6'3" x 16'10" (1.91m x 5.12m)  
On a half-brick base, double glazed windows and double doors to the rear garden, door to the side, fitted cupboard, space for fridge and chest freezer, fitted carpet.

### WC

Window to the side, low-level WC, wash hand basin, fitted carpet.

### Landing

Double glazed window to the side, access to loft, airing cupboard, picture rail, coved ceiling, fitted carpet.

### Bedroom 1

15'9" x 11'9" (4.80m x 3.59m) into bay  
Double glazed leaded light bay window to the front, two built-in double wardrobes, radiator, picture rail, fitted carpet.

### Bedroom 2

13'5" x 10'4" (4.10m x 3.16m)  
Double glazed window to the rear, fitted double wardrobe and drawers, radiator, picture rail, fitted carpet.

### Bedroom 3

7'11" x 6'11" (2.41m x 2.11m)  
Double glazed leaded light window to the front with extended ledge, radiator, picture rail, fitted carpet.

### Bathroom

5'4" x 8'1" (1.62m x 2.47m)  
Double glazed window to the rear, panelled bath with mixer tap and shower extension, wash hand basin in vanity unit, part-tiled walls, radiator, fitted carpet.

### Separate WC

Window to the side, low-level WC, part tiled walls, fitted carpet.

### Rear Garden

South-facing with patio area and traditional lawn, flowerbeds and borders. Access to garage.

### Garage

Vehicle access to the rear via service road on Sidmouth Road. Windows and door to the front (to the rear garden), power and light.

### Front Garden & Driveway

Paved driveway, traditional lawn with flowerbeds and borders.

# Kenton

