



Guide Price £545,000

3 Bedroom Semi-Detached House for sale  
55 NORTHLANDS AVENUE, ORPINGTON



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## Overview

Period, character house for sale in Orpington at a great price - a solid house, ready for your input. At the end of a the garden is a sizable office / studio / gym. Make this well-built 1930's, semi-detached house your own. Don't miss out, just waiting for a young family or couple to refurbish and make it their own. Viewings welcome.



## Key Features

- Close to Local Schools
- Close to Excellent Local Transport Links
- Close to Excellent Local Shops
- Driveway for Off Road Parking
- Spacious Garden with Office or Gym
- Very Popular Location
- Close to Local Park
- Good Size Family Gardens
- Wonderful Family Home
- Call NOW 24/7 or book instantly online to View





Freehold with a guide price of just £530,000 - £550,000. If it's rated schools you're after, there are 6, all within 1m (Tubbenden Primary, Farnborough Primary, Warren Road Primary, Holy Innocents Catholic Primary, Newstead Wood and St Olaves), you couldn't be better situated.

Introducing this charming 3-bedroom 1930's semi-detached house, located on Northlands Avenue in the sought-after area of Orpington. Situated near the popular Orpington or Chelsfield stations, this residence offers convenient access to transportation (Just thumb down a bus!), a spacious garden, and easy access to local shops. Requiring decoration, this property has immense potential for those seeking to create their dream home.

The driveway leads into a private garage and into the garden, perfect for the kids or your pets. There is an outhouse office / gym / playroom at the top of the garden with a view back to the house. When you enter the property it feels sound and robust with period chimney's ready for open fires to be brought back to life. This is a perfect project for adventurers, keen DIYers or retired builders(!), there is HUGE potential for a kitchen diner. This may be the only house on the road with extension potential left so don't miss out; planning permission should be easily granted!



The house is perfectly positioned for dog walking and rambling. At the bottom of the road is Tubbenden Recreation Ground backing onto the Darrick Wood Local Nature Reserve, this little gem has facilities for most ages. There is a children's play area with sports facilities which include a basketball post, skateboarding area and football goals on the open grass. You are also near the local Tennis center and several public houses. There is a sizable parade of shops nearby with a post office, cafe, sweetshop and hairdressers.

Orpington and Chelsfield railway stations, with direct links to London, are very close (10 & 20 mins respectively) to walk to or 2 mins in the car!

**Lounge**

13' 1" x 10' 2" (4.00m x 3.10m)

**Dining Room**

13' 5" x 9' 6" (4.10m x 2.90m)

**Kitchen**

8' 6" x 5' 10" (2.60m x 1.80m)

**Bedroom**

13' 1" x 9' 2" (4.00m x 2.80m)

**Bedroom 2**

10' 2" x 9' 6" (3.10m x 2.90m)

**Bathroom**

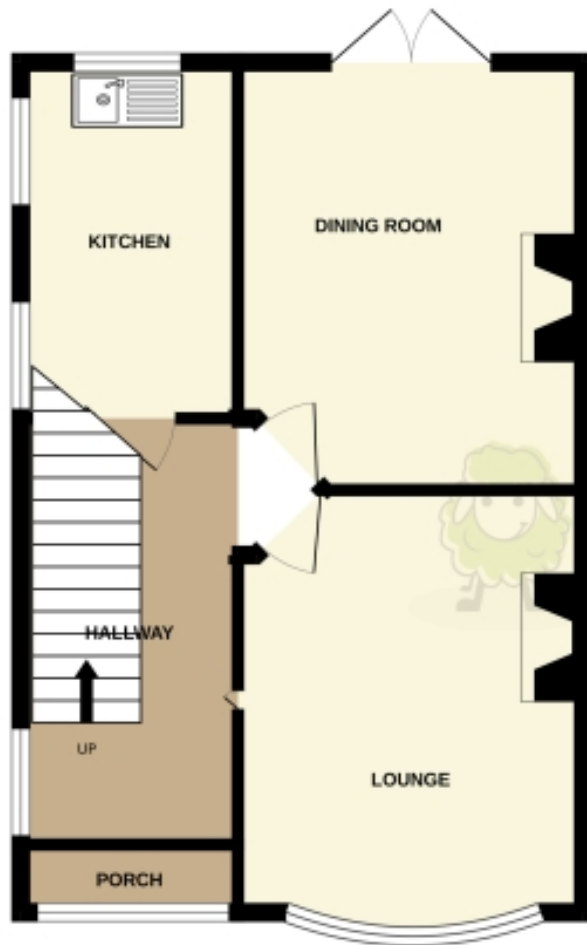
7' 10" x 9' 10" (2.40m x 3.00m)

**Bedroom 3**

6' 10" x 6' 2" (2.10m x 1.90m)

# Floorplans

GROUND FLOOR



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 678sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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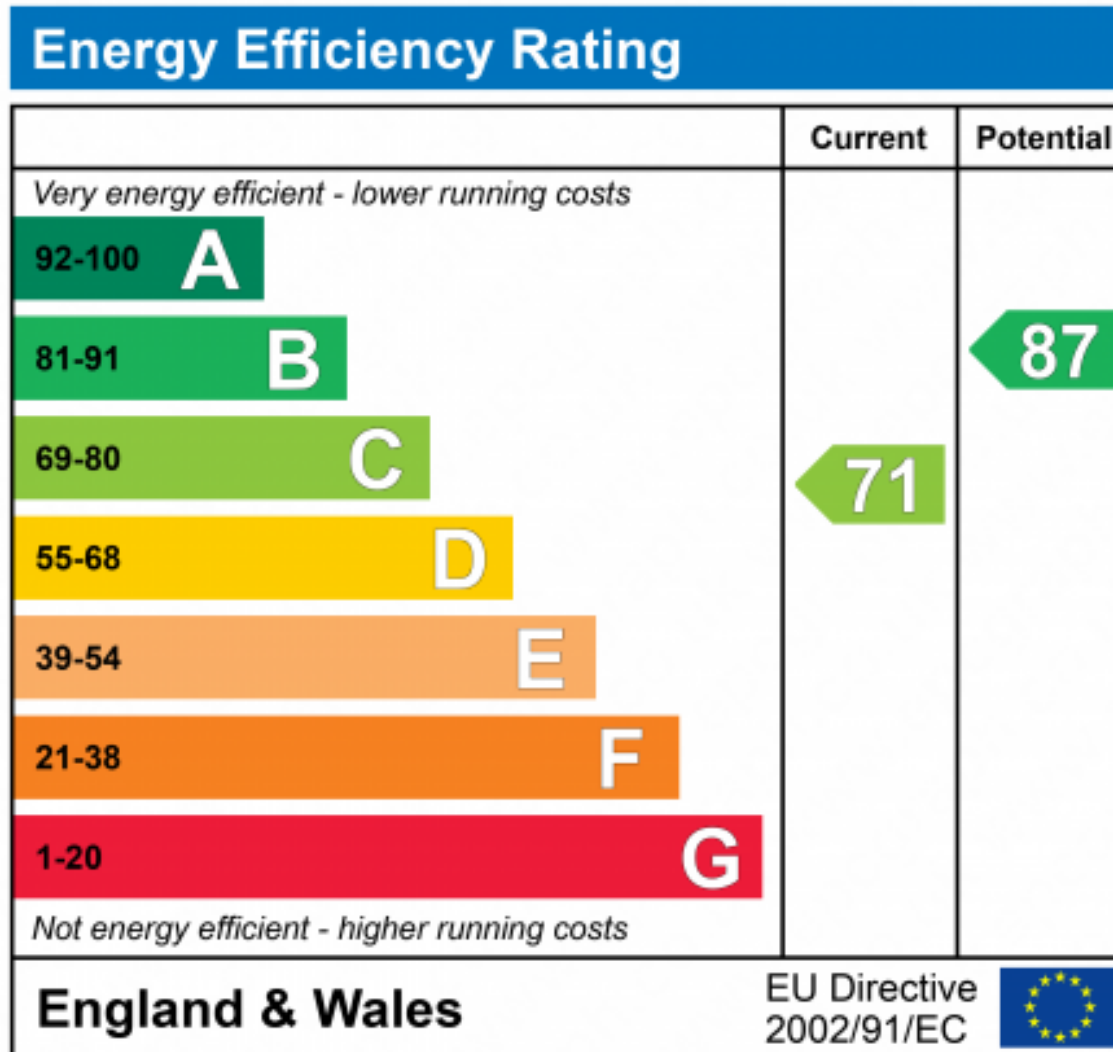


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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Marketed by EweMove Orpington & Chelsfield

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