



LANSDOWNE AVENUE
ORPINGTON, BR6



A substantial and beautifully extended family home, occupying a desirable position within this highly popular residential address. The property has been thoughtfully improved by the current owners and benefits from a double-storey rear extension, single-storey side extension and front extension, creating exceptionally generous and versatile accommodation.

The welcoming entrance hall leads to a superb 20ft x 17ft living room with fireplace and attractive front aspect, which in turn opens into a generous dining room. The extended kitchen/breakfast room enjoys views over the garden, while a separate family room provides further flexibility and could potentially be used as a fifth bedroom, with an adjoining contemporary shower room. A study completes the excellent ground-floor accommodation.

Upstairs are four well-proportioned double bedrooms, served by a spacious landing and gallery area. The master bedroom features built-in wardrobes and an en-suite shower room, while bedroom two has been extended to the front, which also includes a shower. The remaining bedrooms enjoy either front or secluded rear garden and woodland views.







Outside, the property boasts a large rear garden with patio, laid predominantly to lawn and backing directly onto woodland, providing a wonderful private setting. Well presented throughout and offering impressive space, flexibility and a superb garden, this is a rare opportunity in a highly sought-after residential location. Orpington station is conveniently placed for commuters. Viewing is highly recommended.

Local Authority Bromley
Council Tax Band F





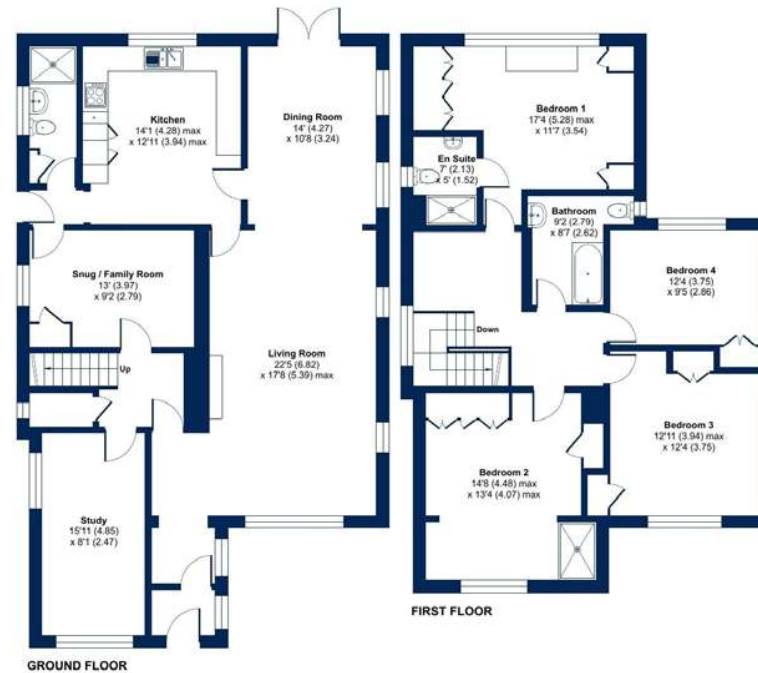
Lansdowne Avenue, Orpington, BR6

Approximate Area = 2046 sq ft / 190 sq m

For identification only - Not to scale



Garden
Approximate
120' (36.58)
x 39'8" (12.10)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2026. Produced for Alan De Maid REF: 1514768



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