

THOMAS BROWN

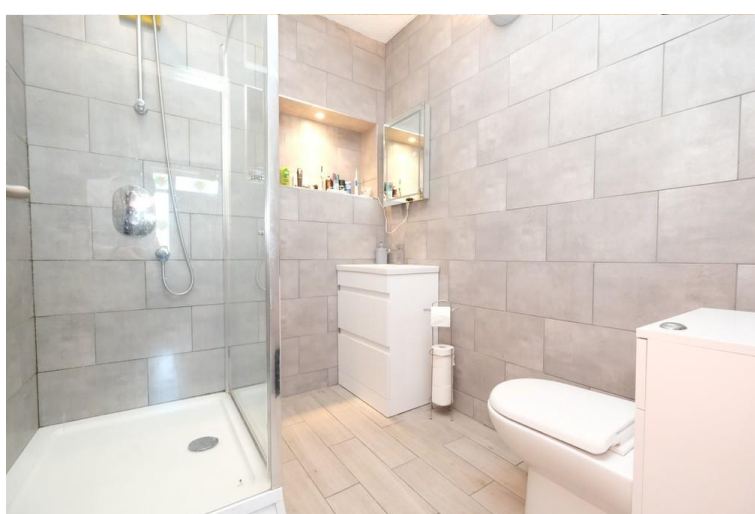
ESTATES



67 Cloonmore Avenue, Orpington, BR6 9LG Asking Price: **£690,000**

- 4/5 Bedroom, 2 Bathroom Semi-Detached House
- 85' Rear Garden
- Double Storey Rear & Side Extended
- Walking Distance to Warren Road School





Property Description

Thomas Brown Estates are delighted to offer this four/five bedroom two bathroom, double storey rear and side extended semi-detached property located on the ever popular Cloonmore Avenue providing easy access to Chelsfield Station and local schools such as St Olaves and Warren Road. The accommodation comprises; entrance hallway, lounge, family/dining room, fitted kitchen, shower room, bedroom 5 and utility room to the ground floor. To the first floor are four bedrooms and the family bathroom with jacuzzi bath. Externally there is a large 85' mature rear garden mainly laid to lawn and a patio perfect for entertaining and alfresco dining and a driveway to the front for numerous vehicles. Cloonmore Avenue is very well located for local schools including Warren Road and Green St Green Primary School, local shops including Waitrose, bus routes and Chelsfield Station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing to fully appreciate the quality of location and floorspace on offer.



FRONT

Blocked paved driveway, covered entrance, mature shrubs.

ENTRANCE HALL

Door to front, two opaque double glazed panels to front, storage cupboard, engineered wood flooring, radiator.

LOUNGE

12'10" x 11'05" (3.91m x 3.48m) Double glazed window to front, engineered wood flooring, radiator.

KITCHEN

13'11" x 11'06" (4.24m x 3.51m) Range of matching wall and base units with worktops over, one and a half sink and drainer, integrated electric hob with extractor over, integrated double oven, space for American fridge/freezer, space for dishwasher, double glazed door to rear, double glazed window to rear, vinyl flooring, radiator.

DINING/FAMILY ROOM

25'11" x 10'06" (7.9m x 3.2m) (measured at maximum) Double glazed French door to rear, engineered wood flooring, two radiators.

BEDROOM 4

11'06" x 6'05" (3.51m x 1.96m) Built in wardrobe, double glazed window to front, laminate flooring.

UTILITY ROOM

13'07" x 7'0" (4.14m x 2.13m) (measured at maximum) Range of matching wall and base units with worktops over, stainless steel sink and drainer, space for fridge, space for freezer, space for washing machine, space for dryer, opaque double glazed window to side, vinyl flooring.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, shower, tiled walls, tiled flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Opaque double glazed window to side, carpet, radiator.

BEDROOM 1

12'08" x 9'05" (3.86m x 2.87m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

BEDROOM 2

11'06" x 9'09" (3.51m x 2.97m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

13'09" x 7'05" (6.02m x 2.26m) (measurement not including wardrobes) Fitted wardrobes, double glazed window to rear, carpet, radiator.

BEDROOM 5

7'09" x 7'09" (2.36m x 2.36m) Double glazed window to front, carpet, radiator.

BATHROOM

Low level WC, wash hand basin in vanity unit, jacuzzi bath, opaque double glazed window to front, tiled walls, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

85'0" (25.91m) Patio area with rest laid to lawn, multiple seating areas.

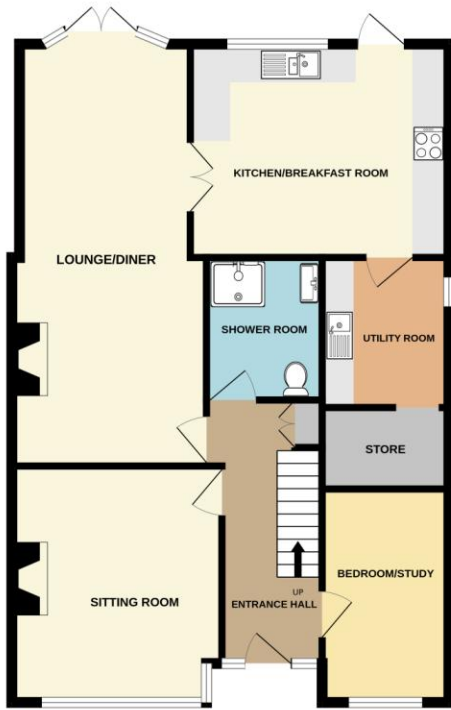
OFF STREET PARKING

DOUBLE GLAZING

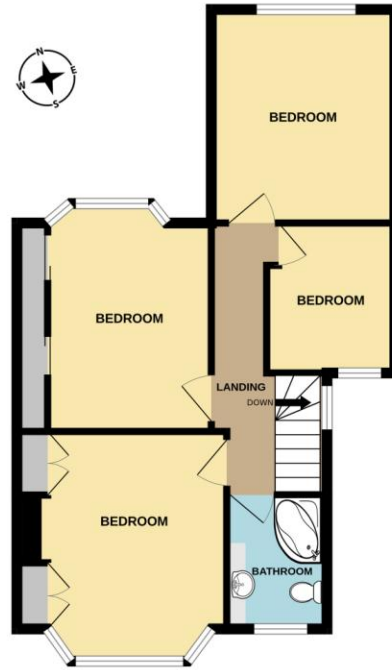
CENTRAL HEATING SYSTEM



GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1356 sq.ft. (126.0 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.
Made with Metropix ©2023

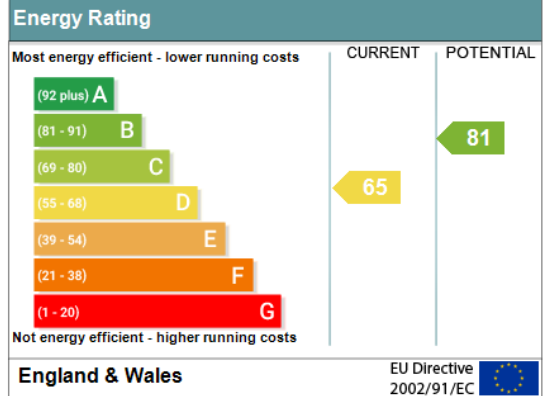
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 67 Cloonmore Avenue, ORPINGTON, BR6 9LG
RRN: 9831-3025-2204-2657-9200



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk

01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN
ESTATES