

# THOMAS BROWN

ESTATES



**43 Cloonmore Avenue, Orpington, BR6 9LE** Guide: £600,000-£620,000

- 3 Bedroom Rear Extended Semi-Detached House
- 100' Mature Rear Garden
- Potential to Extend Further (STPP)
- Close to Many Sought After Schools







## Property Description

GUIDE £600,000-£620,000. Thomas Brown Estates are delighted to offer this rear extended, bay fronted three bedroom 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 Primary School. STPP there is potential to extend the property further to the rear, convert the garage and/or convert the loft space as many have done in the local area. The accommodation comprises; entrance hallway, dining room, extended lounge with direct access into the rear garden, kitchen/breakfast room and a WC to the ground floor. To the first floor are three bedrooms and the family bathroom. Externally there is a large 100' mature rear garden mainly laid to lawn and a spacious patio perfect for entertaining and alfresco dining, integral garage and a driveway to the front. 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.





#### FRONT

Driveway with rest laid to lawn.

#### ENTRANCE HALL

Double glazed door to front, opaque double glazed panels to front, under stairs storage, laminate flooring, radiator and cover.

#### LOUNGE

20' 02" x 10' 08" (6.15m x 3.25m) Double glazed French doors to rear, laminate flooring, radiator.

#### DINING ROOM

12' 10" x 11' 04" (3.91m x 3.45m) Double glazed window to front, laminate flooring, radiator.



#### KITCHEN/BREAKFAST ROOM

14' 10" x 13' 08" (4.52m x 4.17m) Range of matching wall and base units with worktops over, one and a half sink and drainer, integrated gas hob with extractor over, integrated double oven, integrated fridge/freezer, space for washing machine, space for dishwasher, space for table and chairs, door to rear, window to rear, tile effect flooring, radiator.

#### CLOAKROOM

Low level WC, wash hand basin, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Opaque window to side, carpet.

#### BEDROOM 1

12' 11" x 10' 0" (3.94m x 3.05m) Fitted wardrobes, double glazing bay window to front, laminate flooring, radiator.



#### BEDROOM 2

10' 06" x 9' 0" (3.2m x 2.74m) (measurement not including wardrobes) Fitted wardrobes, double glazed bay window to rear, carpet, radiator.

#### BEDROOM 3

6' 08" x 6' 06" (2.03m x 1.98m) Double glazed window to front, laminate flooring, radiator.

#### BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over and attachment, opaque window to side, tiled flooring, heated towel rail.



#### OTHER BENEFITS I INCLUDE:

#### GARDEN

100' 0" (30.48m) Patio area with rest laid to lawn, mature shrubs.

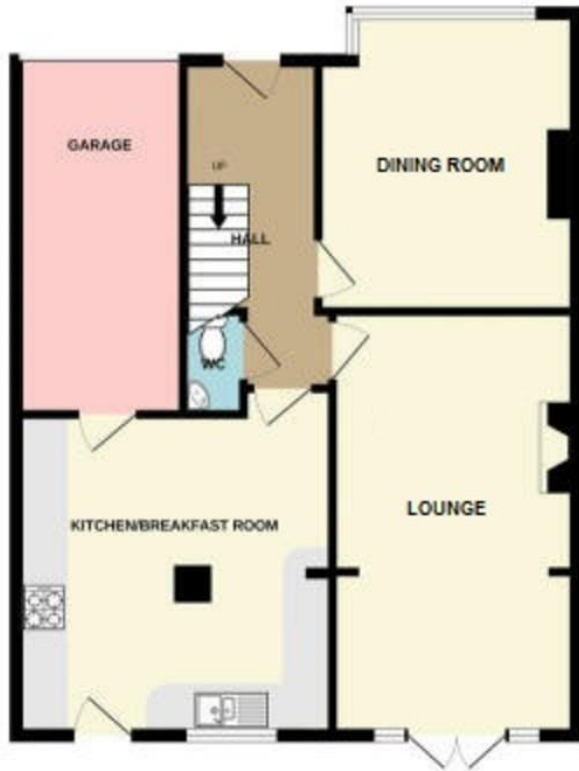
#### INTEGRAL GARAGE

15' 02" x 7' 01" (4.62m x 2.16m) Up and over door to front, power and light.

#### OFF STREET PARKING

#### CENTRAL HEATING SYSTEM

GROUND FLOOR



1ST FLOOR



## Other Information:

**Council Tax Band:** E

**Construction:** Standard

**Tenure:** Freehold

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	70
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

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