



Cloonmore Avenue, Orpington, Kent, BR6 9LF

Asking Price £650,000 Freehold



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## Description

CLOSE TO WARREN ROAD SCHOOL. An extended family home situated in an extremely popular and sought after road, being a few doors down from Warren Road Primary Schools, and walking distance of shops at the Crescent and public transport. On the south side of the road the property offers good size accommodation and last year had permission approved for a Single storey rear extension with side infill together with raised decking and steps and conversion of garage to habitable accommodation with elevational alterations. (possible Annexe). Currently the accommodation comprises 3 bedrooms and a family bathroom on the first floor whilst downstairs, are two separate receptions, kitchen, cloakroom and a small study/bedroom 4. The property benefits from gas central heating (boiler and mega flow installed 2017) and double glazing. Outside the garden extends approximately 100ft and enjoys a southerly aspect. Also close by you have a choice of both Orpington and Chelsfield Stations, open countryside and motorway links. Internal viewing is strongly recommended.

## Entrance Porch

### Entrance

Panelled front door with leaded flanking window, stairs to first floor, under stairs cupboard. Under floor heating.

### Lounge

Double glazed window to front, under floor heating

### Dining Room

An extended room, double glazed patio doors to rear accessing garden, under floor heating.

## Kitchen

Again an extended room and double aspect with double glazed windows to side and rear, a range of built in wall and base units with working tops, plumbed for washing machine, single drainer sink unit with mixer tap, radiator, gas cooker point.

## Lobby

Double glazed doors to both sides accessing the garden and garage.

## Bedroom 4/Study

A double aspect room with double glazed windows to side and rear, radiator.

## Cloakroom

Low level wc, wash hand basin with splashback, extractor.

## First Floor

### Landing

Double glazed opaque window to side, trap to loft.

### Bedroom One

Double glazed window to front, radiator.

### Bedroom Two

Double glazed bay window to rear, radiator.

### Bedroom Three

Double glazed windows to front and side giving a double aspect, radiator.

## Bathroom

White suite comprising panelled bath with mixer tap, inset wash hand basin into vanity unit with cupboard

space under, double glazed opaque window to side, airing cupboard. Low level WC

### Rear Garden

approximately 100 (approximately 30.48m)  
Southerly facing, mainly laid to lawn, well stocked borders and beds, greenhouse, paved patio area. Garden shed 8 x 6

### Garage

Double doors to front, power and light, personal door to rear. Wall mounted boiler and mega flow system (installed 2017)

### Agents Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "E"

EPC Rating: "D"

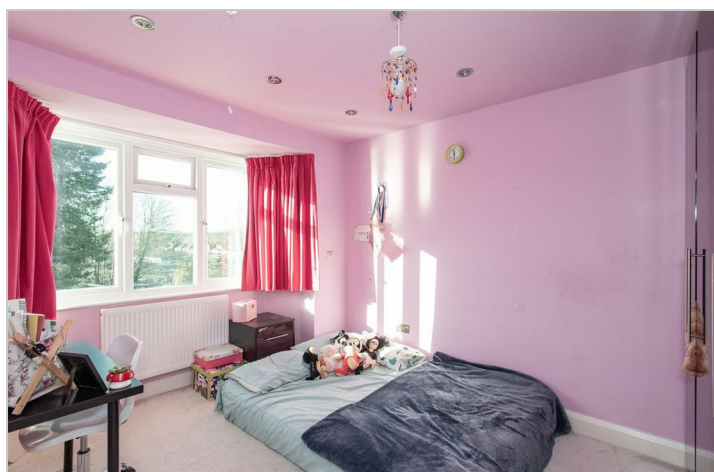
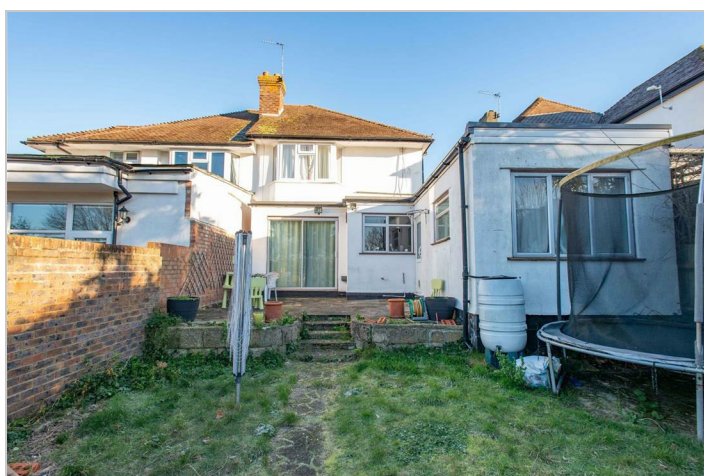
Total Square Meters: Approx. 135

Total Square Feet: Approx. 1389

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to

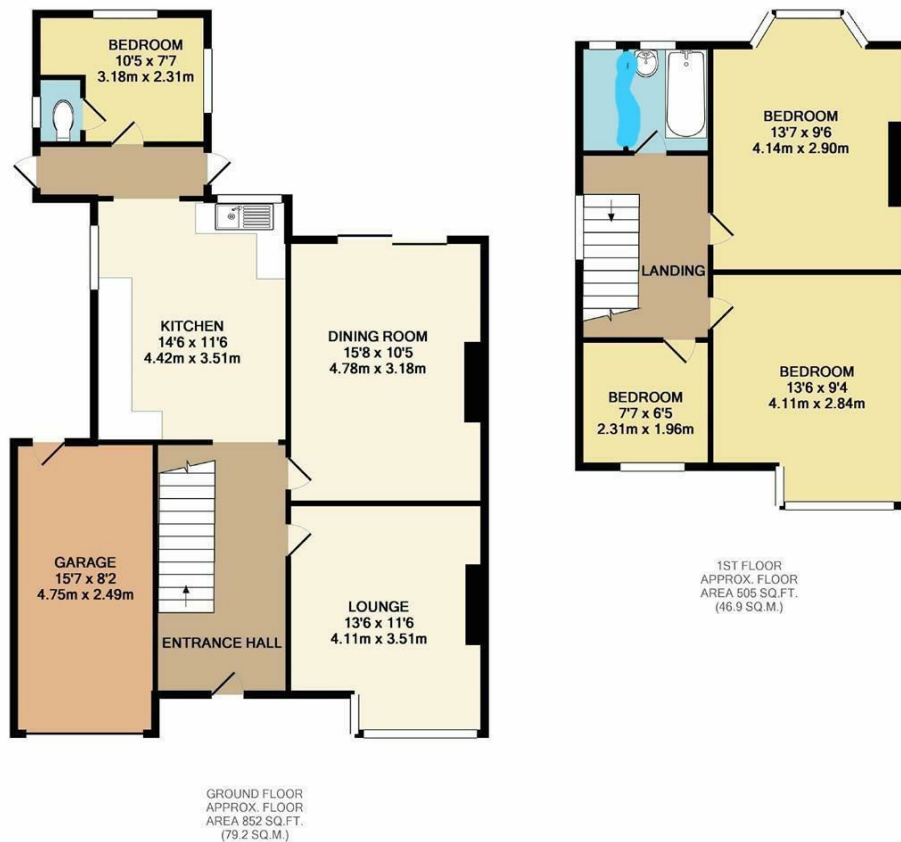
scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

Viewing by strict appointment with Edmund Orpington 01689 821904 or via email [orpington@edmund.co.uk](mailto:orpington@edmund.co.uk)





## Floor Plan

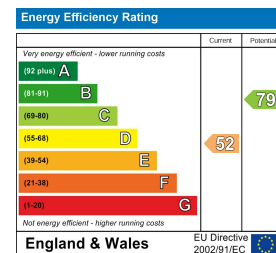


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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## Viewing

Please contact our Orpington Office on 01689 821904 or [Orpington@edmund.co.uk](mailto:Orpington@edmund.co.uk) should you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.