



Cloonmore Avenue, Orpington, Kent, BR6 9LG

£675,000 Freehold



# Cloonmore Avenue, Orpington, Kent, BR6 9LG

## £675,000 Freehold



This tastefully decorated and substantially extended semi-detached house now boasts 4/5 bedrooms, and is situated in undoubtedly one of the most popular roads on the favoured south side of Orpington and within a short walk of Warren Road Primary School. Easy access can also be gained to Chelsfield Railway Station (Orpington Mainline station is also accessible), and St Olaves Grammar School For Boys. Bus routes are within easy reach, and local shops are available at Green Street Green, The Crescent, and also a wider variety of shops and recreational amenities are found in Orpington High Street. Accommodation includes a sitting room, plus separate 25'0 Lounge/Dining Room which overlooks the rear garden, spacious breakfasting kitchen, and utility room. Also downstairs, there is a recently refurbished and very attractive shower room, and a potential fifth bedroom. To the first floor, there are four bedrooms, and a modern white family bathroom. To the front, there is a private driveway with parking for up to three vehicles. The rear garden is tiered and encompasses areas of terrace, and lawn with borders, and measures approximately 85'0. Offering so much accommodation, and situated in such a well regarded and sought-after location, viewing comes highly recommended.

### Entrance Hall

UPVc entrance door to front, with stained glass and leaded light effect windows to either side, and above. Staircase leading to the first floor landing. Single panel radiator. Understairs cupboard, and storage recess.

### Sitting Room

12'10" x 11'05" (3.91m x 3.48m)

Double glazed multi pane effect bay window to front. Wall light points. Single panel radiator. Laminate flooring. Attractive brick fireplace with coal effect gas fire, tiled hearth and mantel above. Coving to ceiling. Door returning to the entrance hall, and with multi pane double doors leading to :-

### Lounge / Dining Room

25'11" x 10'06" max (7.90m x 3.20m max)

Exposed brickwork to one wall, with recessed arched display niche. Marble effect fireplace and hearth with coal effect gas

fire. Wall light points. Two double panel radiators. Coving to ceiling. Double glazed multi pane effect French doors and matching wall height windows within a bay onto the rear garden. Multi pane double doors lead to:-

### Breakfasting Kitchen

13'11" x 11'06" (4.24m x 3.51m)

Fitted with a range of wall, base and drawer units, with display cabinet. Marble effect worktops incorporating inset one and a half bowl colour coordinated sink unit with mixer tap over. Partly tiled walls. Coving to ceiling. Downlighting. Single panel radiator. integrated ceramic hob with extractor fan in canopy above, and separate unit housing oven. Space and plumbing for dishwasher. Double glazed multi pane effect door and window onto the rear garden. Door to:-

### Utility Room

13'07" x 7'0" (4.14m x 2.13m)

With double glazed obscure window to side. Base unit with marble effect worktop over, and with inset stainless steel single bowl single drainer sink unit. Extractor fan. Partly tiled walls. Space and plumbing for washing machine, and space for tumble dryer, as well as space for full height fridge/freezer. A doorway leads to a storage area with laminate flooring, and with an enclosed cupboard housing the wall mounted gas fired central heating boiler.

### Bedroom 5

11'6" x 6'05" (3.51m x 1.96m)

Double glazed multi pane effect window to front. Built-in cupboard. Single panel radiator. Laminate flooring.

### Downstairs Shower Room

A beautiful, recently reappointed shower room, fitted with a contemporary white suite comprising:- large walk-in shower cubicle, WC with concealed cistern, and vanity wash hand basin with drawer units below. Fully tiled walls, and inset display niche and shelf and recessed downlighting. Extractor fan. Wall light point.

### First Floor Landing

Double glazed multi pane effect obscure window to side. Access to the loft area. Single panel radiator.

Tel: 01689 821904

### Bedroom 1

12'08" x 9'05" max (3.86m x 2.87m max)

Double glazed multi pane effect bay window to front, and with single panel radiator beneath. Coving to ceiling. Fitted wardrobes to either side of the chimney breast. Wall light points.

### Bedroom 2

11'06" x 9'09" (3.51m x 2.97m)

Double glazed multi pane effect window overlooking the rear garden, and with single panel radiator beneath.

### Bedroom 3

13'09" x 7'05 plus wardrobes (4.19m x 2.26m plus wardrobes)

Double glazed multi pane effect bay window overlooking the rear garden. Single panel radiator. Fitted wardrobes to one wall, incorporating the airing cupboard with hot water cylinder.

### Bedroom 4 / Study

7'09" x 7'09" (2.36m x 2.36m)

Double glazed multi pane effect window to front, and with single panel radiator beneath.

### Family Bathroom

Fitted with an attractive white modern suite comprising:- corner jacuzzi type bath with shower screen and separate shower unit over, WC with concealed cistern, and vanity wash hand basin with cabinets to the side and beneath, Fully tiled walls. Ladder style radiator. Double glazed multi pane effect obscure window to front. Extractor fan,

### Front Garden

Own block paved driveway with parking for up to three vehicles. With steps up to the front door. Corner border, and hedge.

### Rear Garden

85'0" approximately (25.91m approximately)

Immediately behind the property, there is a terrace on two levels. Storage sheds, plus there is a timber garden shed at the rear boundary. The majority of the garden is laid to lawn with borders, and hedging.

### Agent's 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. 1,356

Total Square Feet: Approx. 126

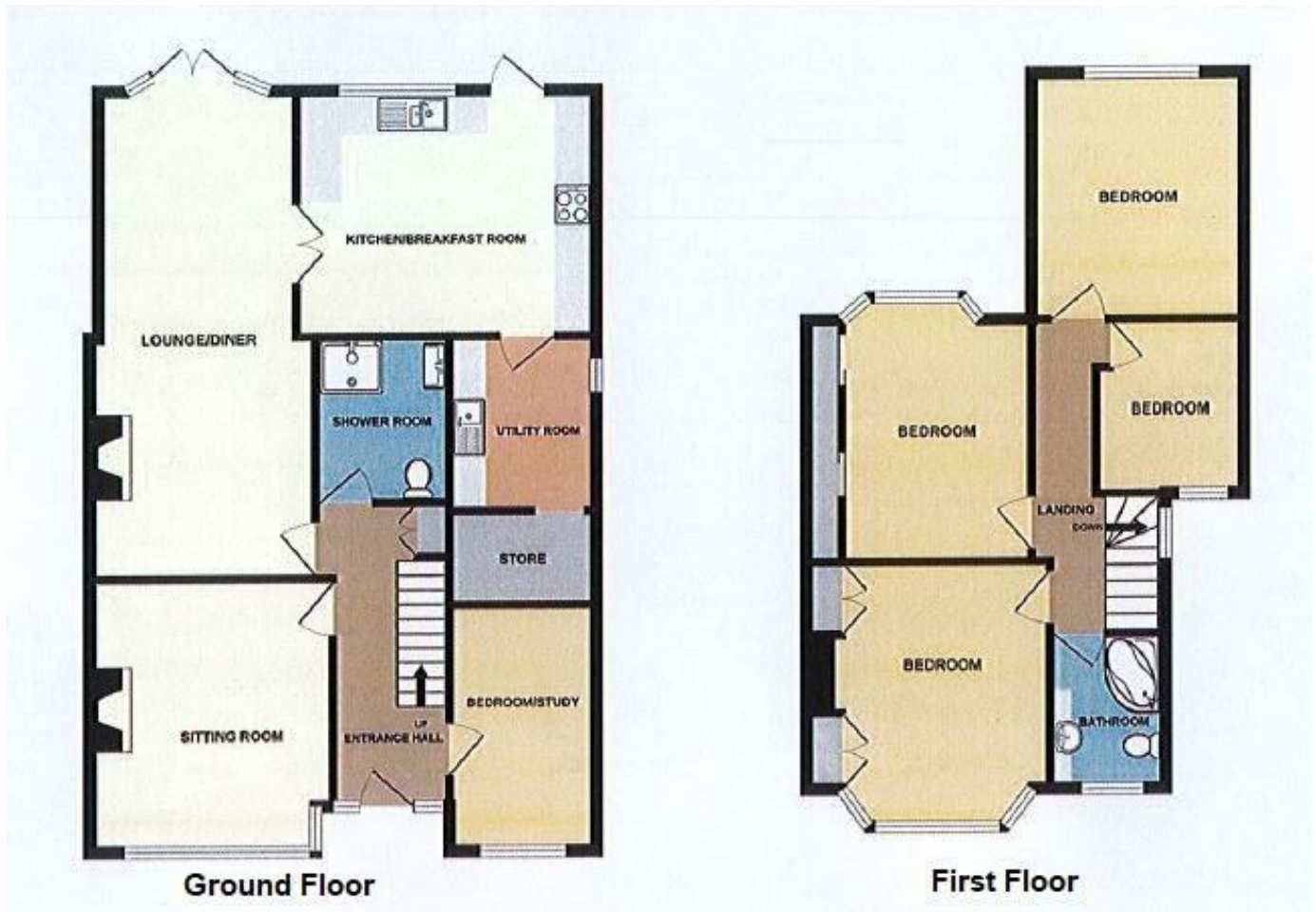
This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens

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





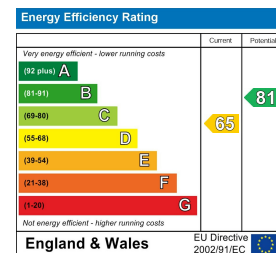
## Floor Plan



## 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



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