

THOMAS BROWN

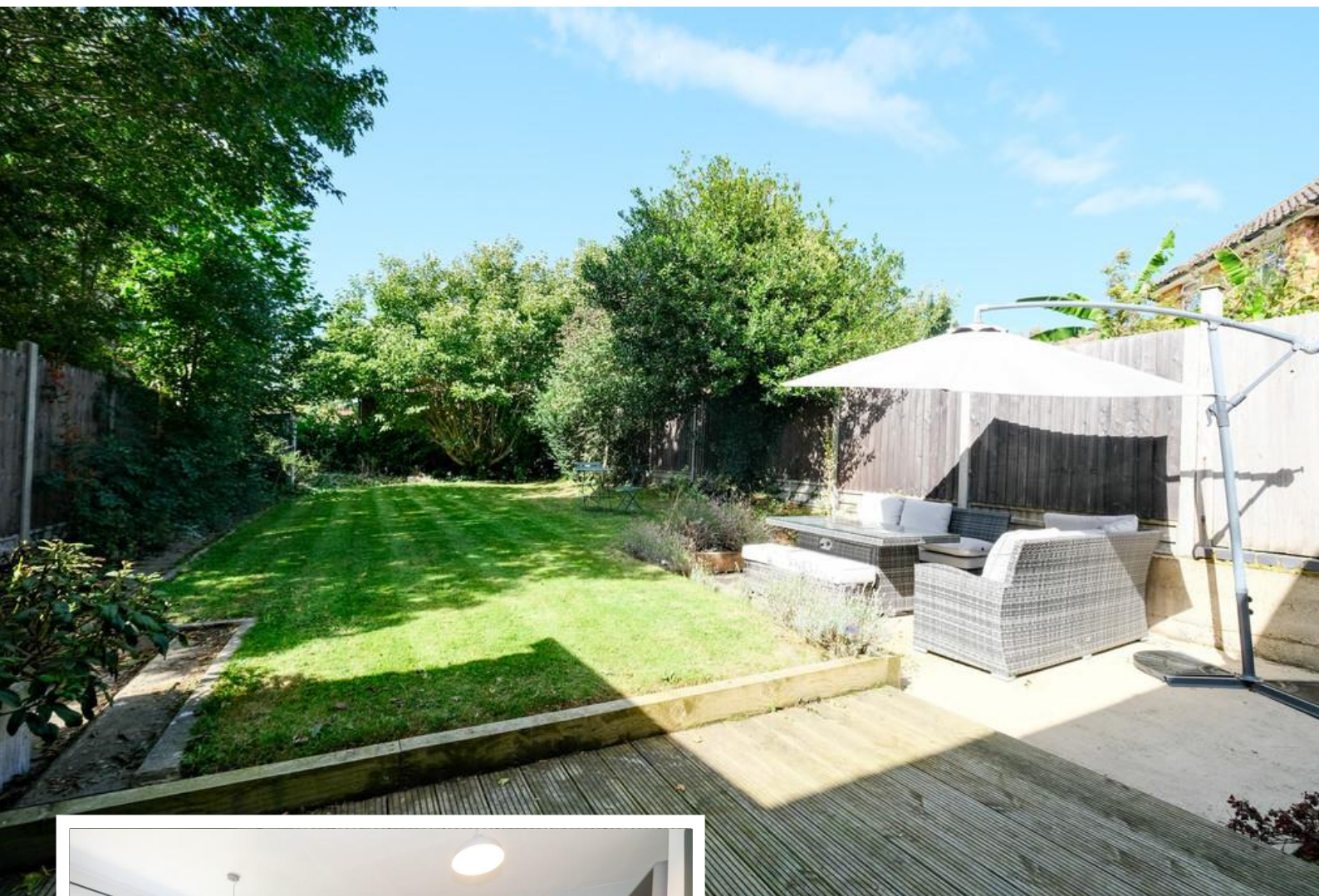
ESTATES



136 Cloonmore Avenue, Orpington, BR6 9LW Asking Price: **£599,995**

- 3 Bedroom Semi-Detached House
- Well Located for Chelsfield Station & Local Schools
- Fantastic Potential to Extend (STPP)
- No Forward Chain, Off Street Parking





Property Description

Thomas Brown Estates are delighted to offer this well presented and recently modernised 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. The property is being offered to the market with no forward chain and comprises; large entrance hallway, lounge and a wonderful 19'x16' open plan kitchen/diner with direct access to the rear garden, to the ground floor. To the first floor are three bedrooms (with the master bedroom boasting a walk in wardrobe), utility cupboard and the executive family bathroom. Externally there is a secluded, 70' mature rear garden with a decked area perfect for entertaining and alfresco dining and a block paved driveway to the front for two vehicles. STPP there is fantastic potential to extend across the rear and/or in the loft space as many have done in the locality. 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.



ENTRANCE HALL

Composite door to front, coconut mat, wood effect flooring, radiator.

LOUNGE

13' 04" x 11' 0" (4.06m x 3.35m) Double glazed window to front, wood effect flooring, radiator.

KITCHEN/DINER

19' 0" x 16' 0" (5.79m x 4.88m) Range of matching wall and base units with Quartz worktops over, butler sink, cooker to stay, integrated fridge/freezer, integrated dishwasher, double glazed sliding door to rear, wood effect flooring, radiator.



STAIRS TO FIRST FLOOR LANDING

Carpet, covered radiator.

BEDROOM 1

14' 05" x 10' 11" (4.39m x 3.33m) Double glazed window to front, carpet, radiator, walk-in wardrobe with double glazed window to front and carpet.

BEDROOM 2

10' 09" x 8' 11" (3.28m x 2.72m) Double glazed window to rear, carpet, radiator.

BEDROOM 3

9' 11" x 6' 09" (3.02m x 2.06m) Double glazed window to side, carpet, radiator.



UTILITY CUPBOARD

Space for washing machine.

BATHROOM

Low level WC, wash hand basin in vanity unit, bath with shower over, two double glazed opaque windows to rear, tiled flooring, underfloor heating, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

70' 0" (21.34m) Patio and decked areas with rest laid to lawn, mature shrubs, side access.

BONUS STORAGE

6' 04" x 5' 07" (1.93m x 1.7m) Door to rear.

OFF STREET PARKING

DOUBLE GLAZING

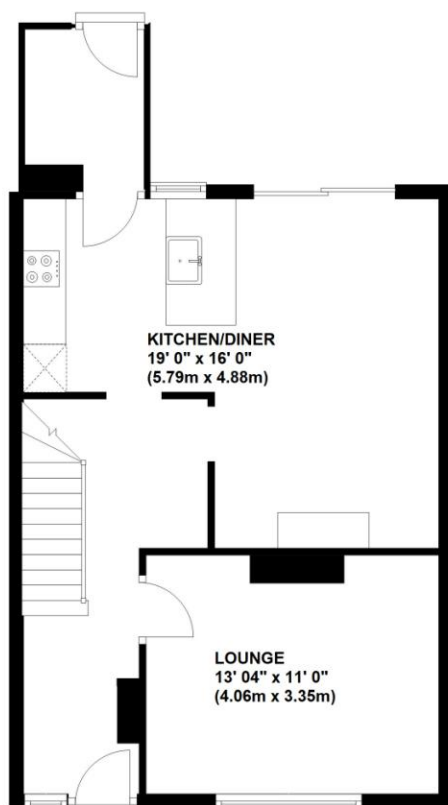
CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



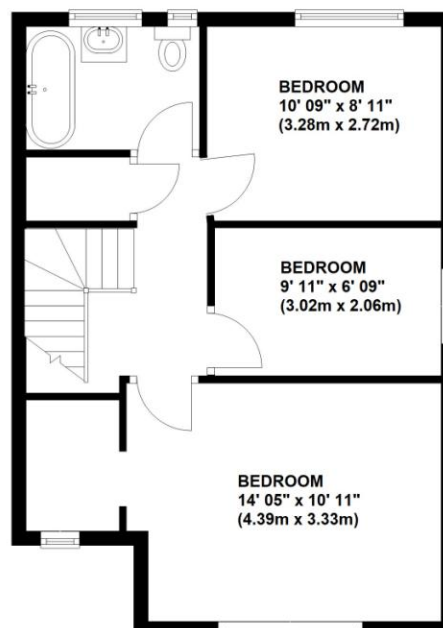
Ground Floor

Approx. 52.3 sq. metres (562.9 sq. feet)



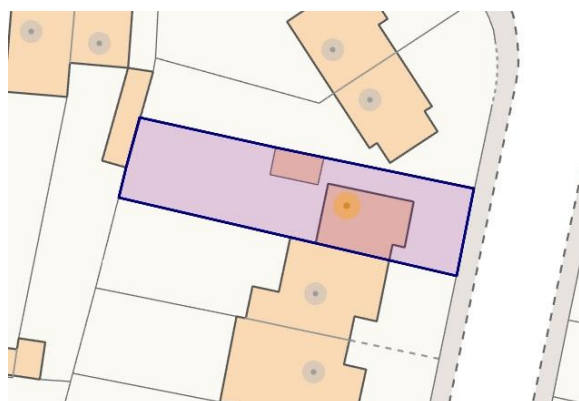
First Floor

Approx. 46.1 sq. metres (495.7 sq. feet)



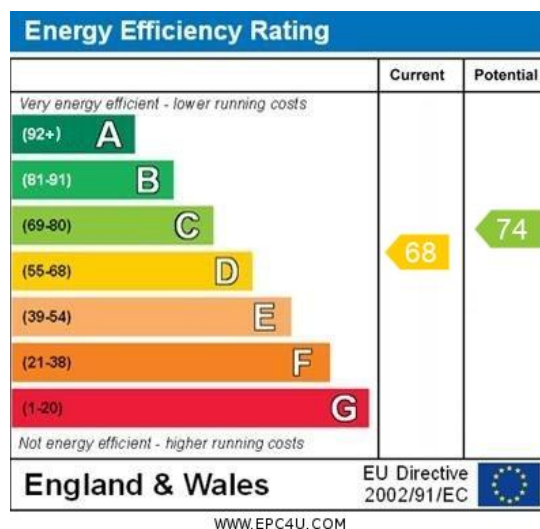
Total area: approx. 98.3 sq. metres (1058.6 sq. feet)

This plan is for illustration purpose only – not to scale
Plan produced using PlanUp.



Council Tax Band: E

Tenure: Freehold



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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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