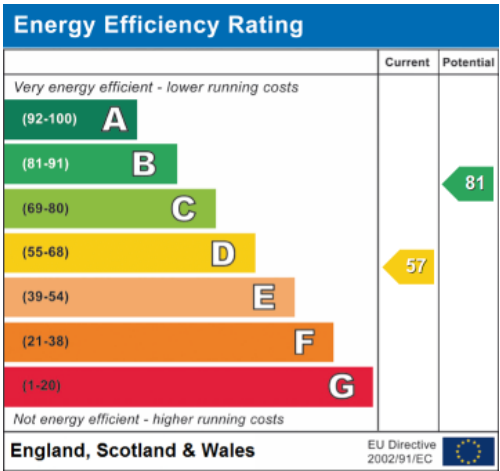




Cloonmore Avenue | Orpington | BR6

Guide price of £735,000 to £750,000



- Stylishly-presented semi-detached house
- 2 bath/shower rooms + ground floor W.C
- One of Orpington's most popular & convenient roads
- Utility room
- 3 bedrooms + study
- Circa 1,500 square feet collectively
- Extended open-plan kitchen/diner
- Driveway & garage



*****Guide price of £735,000 to £750,000***** Kenton are delighted to present this stylishly-presented 3 bedroom, 2 bath/shower room (+ ground floor W.C) semi-detached house, spanning circa 1,500 sqft collectively and conveniently-situated on one of Orpington South's most popular roads nearby to the ever-reputable and coveted Warren Road Primary School. The focal point of the ground floor is the extended and contemporary open-plan kitchen diner to the rear, representing a wonderful reception space with a central island, as well as integrated appliances and high-quality work surfaces. To the front of the ground floor you will find separate reception space in the form of an ample-sized lounge. Notably, there is also the ever-coveted utility room as well as a ground floor W.C. Handily, internal access to the garage is also offered via the utility room. The first floor accommodation comprises two well-proportioned bedrooms (both of which feature contemporary fitted wardrobes), as well as a separate study space and modern family bathroom featuring both a bath and walk-in corner shower cubicle. Via the original loft space having been converted, there is second floor accommodation also, which comprises an ample-sized bedroom with a charming Juliette balcony overlooking the rear garden, as well as an incredibly spacious and stylish luxury en-suite, featuring a walk-in corner shower cubicle and "his and hers" sink units and vanity space. Externally, the rear garden measures circa 80ft in length (at its maximum) and features both patio and traditional lawn areas. Furthermore, there is also a Garden Room/Home Office, representing a really versatile space that is undoubtedly great for entertaining guests. To the front, you will find a driveway facilitating off-street parking for several vehicles as well as further access to the aforementioned garage. Cloonmore Avenue is situated within very short walking distance to what is unequivocally one of Orpington's most reputable and popular schools, in Warren Road Primary School. Furthermore, Chelsfield Station is situated within walking distance, with independently Orpington Station also easily-accessible, with both stations providing direct and frequent services into central London respectively. Orpington High Street itself and its extensive range of amenities is also a mere short drive or bus ride away and in any case, an array of; handy shops, eateries and leisure and beauty facilities can also be found within walking distance, in addition to a number of local parks.

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Cloonmore Avenue, Orpington, BR6



Porch

Double glazed leaded light door to front with matching side window panels, door to entrance hall.

Entrance Hall

Staircase to first floor, radiator, coved ceiling, wood flooring.

Lounge

16'7" x 11'1" (5.06m x 3.38m)
Double glazed leaded light bay window to the front, feature gas fireplace with stone surround and hearth, radiator, coved ceiling, fitted carpet.

Open plan Kitchen/Diner

18'3" x 17'9" (5.56m x 5.40m)
Double glazed double doors to the rear garden, double glazed window to the rear, range of contemporary matching wall and base units, cupboards and drawers, stainless steel sink unit with mixer tap, woodblock working surfaces with glass splashback, integrated hob with extractor hood over, integrated upright oven and grill, space for American-style fridge freezer, integrated dishwasher, integrated drinks cooler to island, exposed brick feature wall, radiator, coved ceiling, wood flooring.

Utility Room

Double glazed door and window to rear garden, range of matching wall and base units, stainless steel sink unit, woodblock working surface with splashback tiling, door to garage, radiator, wood flooring.

Downstairs WC

Low-level WC, wash hand basin, wood flooring.

Landing

Double glazed window to the side, staircase to second floor, fitted carpet.

Bedroom 2

10'11" onto bay x 11'1" (3.32m onto bay x 3.38m)
Double glazed leaded light bay window to the front, range of contemporary fitted wardrobes, radiator, coved ceiling, fitted carpet.

Bedroom 3

13'5" into bay x 9'10" (4.09m into bay x 3.00m)
Double glazed bay window to the rear, range of contemporary fitted wardrobes, radiator, coved ceiling, fitted carpet.

Study

4'7" x 5'2" (1.40m x 1.57m)
Double glazed leaded light window to the front, radiator, coved ceiling, fitted carpet.

Bathroom

7'9" x 7'4" (2.37m x 2.24m)
Double glazed frosted windows to the side, panelled bath with mixer tap and shower extension, corner shower cubicle, low-level WC, wash hand basin in vanity unit, heated towel rail, tiled flooring.

Bedroom 1

9'10" x 17'1" (3.00m x 5.21m)
Double glazed Juliette balcony to the rear with Plantation shutters, radiator, coved ceiling, fitted carpet. Opening on to:-

En-suite Shower Room

7'5" x 13'10" (2.25m x 4.22m)
Three double glazed Velux windows to the front, low-level WC corner shower cubicle, his & her sink wash hand basins in vanity unit, part-tiled walls, heated towel rail, tiled flooring.

Rear Garden

Extensive patio area, traditional lawn with flowerbeds and borders, access to outside cabin.

Garden Cabin

18'3" x 8'7" (5.55m x 2.61m) measured at maximum
Double glazed bi-fold doors to the front, electric heater, inset lighting, laminated wood flooring.

Front Garden/Driveway

Off-street parking for 3-4 vehicles, mature shrubs to border.

Garage

14'5" x 11'10" (4.40m x 3.60m) measured at maximum
Up and over roller door, power and light.

