

# THOMAS BROWN

ESTATES



**73 Cloonmore Avenue, Orpington, BR6 9LG**

**Asking Price: £612,500**

- 3 Bedroom, Extended Semi-Detached House
- Well Located for Chelsfield Station
- Close Proximity to Warren Road School
- No Forward Chain





## Property Description

Thomas Brown Estates are delighted to offer this well presented and extended three bedroom semi-detached home, available with no forward chain and ideally located on the ever popular Cloonmore Avenue in BR6. The property offers excellent access to Chelsfield Station, local bus routes, and highly regarded schools including St. Olave's Grammar School and Warren Road Primary.

The ground floor accommodation comprises an entrance porch and hallway, a spacious 26'8 dual aspect lounge/dining room with direct access to the rear garden, a modern fitted kitchen, separate utility room, and a convenient ground floor WC.

To the first floor are three well-proportioned bedrooms, including two doubles with fitted wardrobes, along with a generous family bathroom.

Externally, the property boasts an impressive 100ft rear garden (approx.), mainly laid to lawn with a patio area - ideal for entertaining. Additional benefits include an integral garage and off street parking to the front.

Subject to planning permission, the property offers excellent potential to extend further to the rear and/or into the loft space, as seen in neighbouring homes.

Cloonmore Avenue is perfectly positioned for local amenities including Waitrose, nearby shops, well regarded primary schools such as Warren Road and Green Street Green, and excellent transport links.

Early viewing is highly recommended. Please contact Thomas Brown Estate Agents in Orpington to arrange an appointment.



#### ENTRANCE PORCH

Double glazed French doors to front, tiled flooring.

#### ENTRANCE HALL

Door to front, understairs storage, laminate flooring, radiator.

#### LOUNGE/DINER

26' 08" x 11' 04" (8.13m x 3.45m) (measured at maximum)

Double glazed windows to front and side, double glazed French doors to rear, laminate flooring, two radiators.

#### KITCHEN

17' 01" x 6' 03" (5.21m x 1.91m) Range of matching wall and base units with worktops over, one and half bowl stainless steel sink and drainer, integrated double oven, integrated gas hob with extractor over, integrated fridge/freezer, space for dishwasher, double glazed windows to both sides, double glazed panel to rear, tiled flooring.



#### UTILITY ROOM

Space for washing machine, double glazed door to rear, tiled flooring, radiator.

#### CLOAKROOM

Low level WC, wash hand basin, opaque window to rear, tiled flooring.

#### STAIRS TO FIRST FLOOR LANDING

Double glazed opaque window to side, carpet.

#### BEDROOM 1

12' 10" x 10' 08" (3.91m x 3.25m) Fitted wardrobes, double glazed bay window to front, carpet, radiator.

#### BEDROOM 2

13' 02" x 9' 08" (4.01m x 2.95m) Fitted wardrobes, double glazed bay window to rear, carpet, radiator.

#### BEDROOM 3

6' 11" x 6' 04" (2.11m x 1.93m) Double glazed window to front, carpet, radiator.



#### BATHROOM

Low level WC, wash hand basin, bath with shower over and shower attachment, two double glazed opaque windows to side, wood effect flooring, radiator.

#### OTHER BENEFITS INCLUDE:

#### REAR GARDEN

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

#### FRONT GARDEN

Drive, laid to lawn.

#### INTEGRAL GARAGE

14' 07" x 7' 08" (4.44m x 2.34m) (at max. 14' 07" x 9' 02")

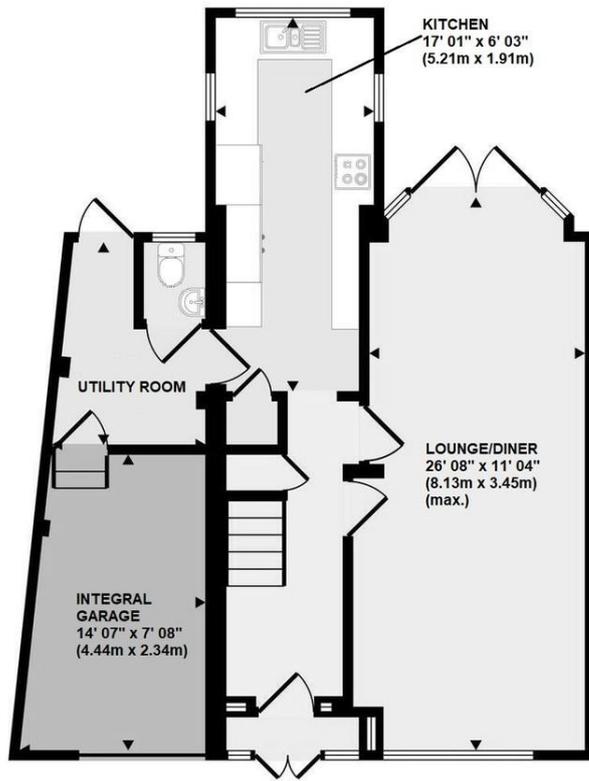
Up and over door, power and light.

#### DOUBLE GLAZING

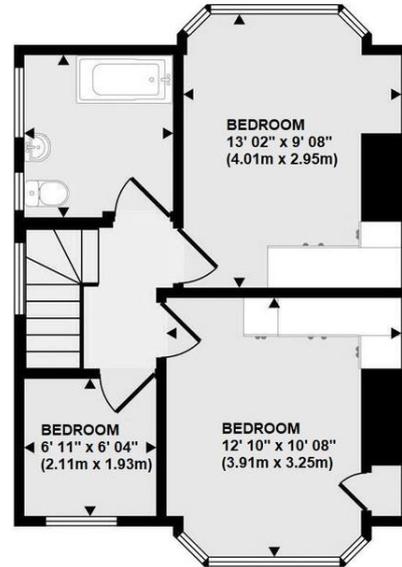
#### CENTRAL HEATING SYSTEM

#### NO FORWARD CHAIN





**GROUND FLOOR**



**1ST FLOOR**

This floorplan is only for illustrative purposes and is not to scale.



**Council Tax Band: E**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<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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