THOMAS BROWN
ESTATES



102 Cloonmore Avenue, Orpington BR6 9LW **Asking Price: £525,000**

- 3 Bedroom Semi-Detached House
- Close to Warren Road School & Chelsfield Station
- Potential to Extend (STPP)
- No Forward Chain, 115' Garden











Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property, offered to the market with no forward chain and situated on the ever popular Cloonmore Avenue. The property is ideally positioned for Chelsfield Station, local shops including Waitrose, bus routes and a number of highly regarded schools, including St Olave's Grammar School, Warren Road Primary School and Green Street Green Primary School.

The accommodation comprises an entrance porch and hallway, open plan lounge/dining room with French doors providing access to the rear garden, and a kitchen to the ground floor. To the first floor are three bedrooms, two of which are good sized doubles, along with a shower room and separate WC.

Externally, the property benefits from a secluded and mature 115' rear garden and a garage. Subject to the necessary planning permissions, there is excellent potential to extend across the rear and/or into the loft, as many properties in the locality have done.

Please note that the property requires full modernisation throughout, which has been reflected in the asking price. An internal viewing is highly recommended to appreciate the accommodation, garden and potential on offer. Please contact Thomas Brown Estates in Orpington to arrange your appointment.









Entrance Porch:
Double glazed door to front, tiled flooring.

Entrance Hall:
Door to front, carpet, radiator.

Lounge:
16' 05" x 10' 11" (5m x 3.33m). (Open plan to dining room). Double glazed window to front, carpet, radiator.

Dining Room:
10' 0" x 8' 11" (3.05m x 2.72m). Double glazed French doors to rear, carpet, radiator.

Kitchen:
13' 07" x 9' 06" (4.14m x 2.9m). Range of matching wall and base units with worktops over, stainless steel sink and drainer, integrated oven, integrated gas hob, integrated undercounter fridge, integrated undercounter freezer, space for washing machine, larder, double glazed window to rear, double glazed opaque door to rear, tiled flooring, radiator.

Stairs To First Floor Landing:
Double glazed opaque window to side, carpet.

Bedroom 1:
12' 03" x 11' 06" (3.73m x 3.51m). (Measured to back of wardrobes). Fitted wardrobes, double glazed window to front, carpet, radiator.

Bedroom 2:
11' 04" x 10' 04" (3.45m x 3.15m). Double glazed window to front, carpet, radiator.

Bedroom 3:
9' 02" x 7' 10" (2.79m x 2.39m). Double glazed window to rear, carpet, radiator.

Shower Room:
Wash hand basin in vanity unit, walk-in shower, double glazed opaque window to rear, tiled walls, vinyl flooring, heated towel rails.

Separate WC:
WC, double glazed opaque window to rear, vinyl flooring.

Other Benefits Include:

South Facing Garden:
115' 0" (35.05m). Patio area with rest laid to lawn, mature shrubs, shed.

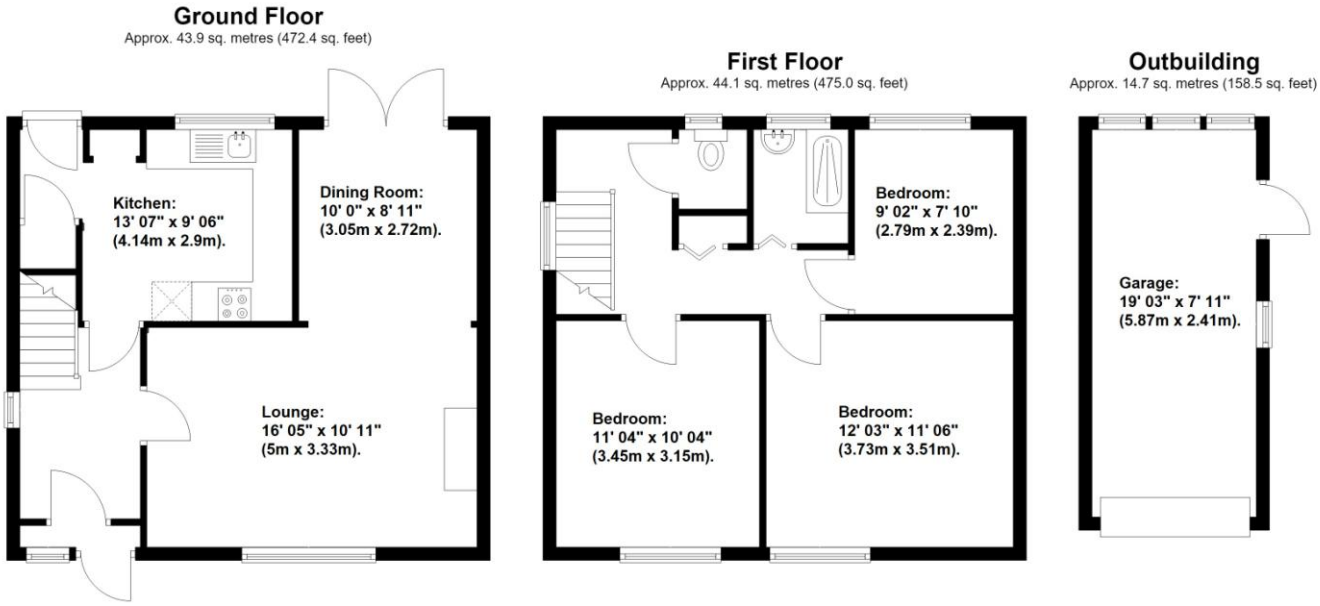
Front Garden:
Laid to lawn, ability to create a drive (STPP).

Garage:
19' 03" x 7' 11" (5.87m x 2.41m). Up and over door, power and light, window to rear and side, door to side.

Double Glazing

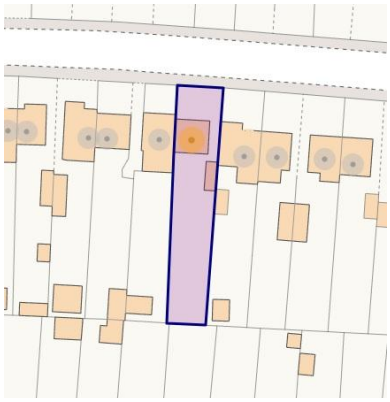
Central Heating System

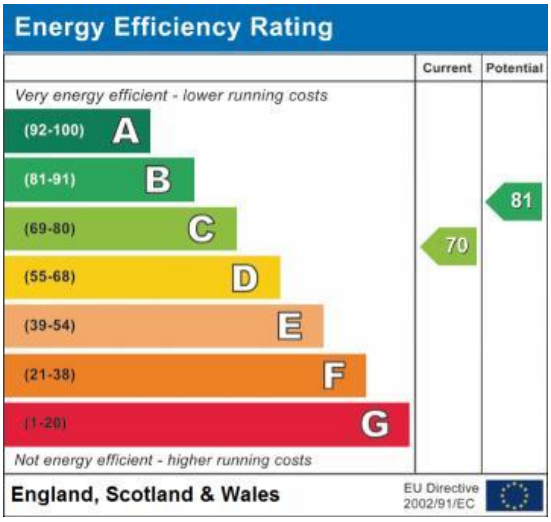
No Forward Chain



Total area: approx. 102.7 sq. metres (1105.9 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.

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