



2a Cleave Avenue, Orpington, BR6 7HB

Welcome to this bright and spacious property located on Cleave Avenue in the picturesque village of Farnborough. This delightful maisonette-duplex offers a perfect blend of comfort and style, ideal for those seeking a cosy yet modern living space.

As you step inside, you are greeted by a warm and inviting reception room, perfect for relaxing with family or entertaining guests. The property boasts two well-appointed double bedrooms, providing ample space for a small family or those in need of a guest room or home office.

The maisonette-duplex features a sleek bathroom, offering a tranquil space to unwind after a long day. The layout of this property is thoughtfully designed, with a practical and efficient use of space that maximises comfort and functionality. The property also offers the added benefit of the potential to extend (subject to planning permission) as has been displayed through other properties in the building.

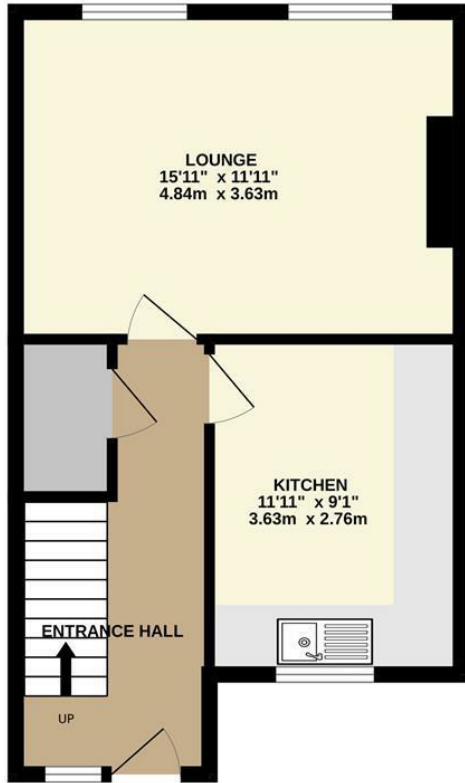
Situated in Farnborough the property is a short walk to Green Street Green bus garage, 6 minute drive to Chelsfield Station, 7 minute drive to Orpington Station and 1.8 miles to Princess Royal Hospital.

Don't miss the opportunity to make this charming maisonette-duplex your new home. Contact us today to arrange a viewing and experience the comfort and convenience that this property has to offer.

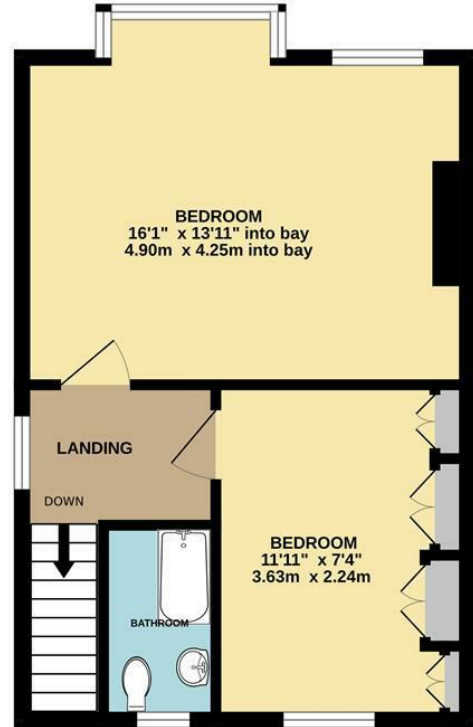
£299,000

- Chain free
- Share of freehold
- Split level
- Beautiful views
- Easy access to local shops
- Walking distance to High Elms Country Park
- Close to local schools
- Close to transport links
- EPC -D
- Council tax - C

1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		