



Cloonmore Avenue, Orpington, Kent, BR6 9LQ

£670,000 Freehold



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Description

A substantially enlarged three double bedroom semi-detached house, with a rear garden of over 100'0" backing south, situated in one of the most popular roads in Orpington, close to sought-after Warren Road and St Olaves schools, and a choice of either Orpington or Chelsfield railway stations. Benefitting from a loft conversion, there is a very good sized master bedroom with en-suite shower room, plus two further double bedrooms, a family shower room, and spacious landing with office area. To the ground floor, there is a lounge with dining area plus a large conservatory which overlooks the rear garden, and also opens directly on the kitchen to provide extra space. Outside, there's a large outbuilding with power and light, cloakroom and there is parking to the front. All in all, a fine family home, located on the favoured south side of Orpington - viewing comes highly recommended.

Porch

Double glazed leaded light effect door and window, with stained glass effect inserts. UPVc door, and full height window to:-

Entrance Hall

Staircase leading to the first floor landing. Understairs cupboard. Panel radiator within decorative cabinet. Oak effect flooring. Coving to ceiling.

Lounge & Dining Area

Double glazed leaded light effect window to front, with stained glass effect inserts. Coving to ceiling. Oak effect flooring. Two panel radiators within decorative cabinets, Attractive marble effect fireplace with contemporary style electric fire. Through to:-

Conservatory

With full height double glazed windows, and French doors,

with leaded light effect fanlights overlooking the rear garden, plus additional high level double glazed leaded light windows to the side. Single panel radiator. Double panel radiator. Ceramic tiled flooring. Opening onto:-

Kitchen

Fitted with a range of "Shaker" style wall, base and drawer units, and colour coordinated marble effect worktops. Matching surrounds, Inset one and a half bowl sink unit with swan neck mixer tap over. Partly tiled walls. Under cabinet lighting. Larder cupboard housing wall mounted gas fired Worcester Bosch combination boiler. Integrated electric ceramic hob, with stainless steel extractor hood above, and electric oven under. Integrated washing machine. Integrated fridge freezer and dishwasher.

First Floor Landing & Study Area

Double glazed leaded light effect window, with stained glass effect inserts. Single panel radiator. Range of fitted wardrobes to one wall. Coving to ceiling. Deep built-in shelved cupboard.

Bedroom 2

Double glazed leaded light effect window, with stained glass effect inserts. Single panel radiator. Coving to ceiling.

Bedroom 3

Double glazed window overlooking the rear garden, and with single panel radiator beneath. Coving to ceiling. Fitted wardrobes to one wall.

Family Shower Room

Attractively fitted with a white contemporary style suite comprising:- inset vanity wash hand basin and adjacent WC with concealed cistern with colour coordinated marble effect shelf, and cupboards and drawers beneath; and fully tiled shower cubicle. Fully tiled walls with decorative colour coordinated border at dado rail height. Ladder style radiator. Extractor. Two double glazed obscure windows to the rear. Downlighting.

Tel: 01689 821904

Second Floor Landing

Downlighting. Skylight with integrated blind.

Bedroom 1

Double glazed window overlooking the rear garden, and with single panel radiator beneath. Downlighting. Two skylights with integrated blinds. Two access points to the eaves, and storage area.

En-Suite Shower Room

Attractively fitted with a suite comprising:- inset oblong shaped wash hand basin with cupboards beneath; low level WC; and walk-in double shower cubicle. Fully tiled walls. Heated ceramic tiled flooring. Extractor. Double glazed obscure window to the rear. Downlighting.

Front Garden

Paved offering off road parking, with shrub and hedge border. Block paved shared driveway leading down to:-

Rear Garden

Backing approximately south, and via wrought iron gated pedestrian side access. Immediately behind the house there is a large "L" shaped terrace then laid to shaped lawn with further terraced area. Summerhouse at the rear boundary and additional area of terrace. Plant, shrub and hedge borders. Trees. Outside lighting. outside water tap.

Outbuilding With Cloakroom

With power and lighting. Two double glazed windows and UPVc door to side. Laminate flooring. Large storage cupboard. Door to:-

CLOAKROOM which is fitted with a white contemporary style suite comprising:- low level WC; and pedestal wash hand basin. Double glazed obscure window to the front. Fully tiled walls and ceramic tiled flooring. Extractor.

Agent's Note

The following information is provided as a guide and should be verified by a purchaser prior to exchange of contracts-

Council Tax Band: "E"

EPC Rating: "D"

Total Square Meters: 150.8 including outbuilding

Total Square Feet: 1624 including outbuilding

Viewing by strict appointment with Edmund Orpington
01689 821904 or via email orpington@edmund.co.uk

This floorplan is an illustration only to show the layout of the accommodation. It is not necessarily to scale, nor may it depict accurately the location of baths/showers/basins/toilets or ovens/sink units (as applicable) in bath/shower rooms, or kitchens





Floor Plan

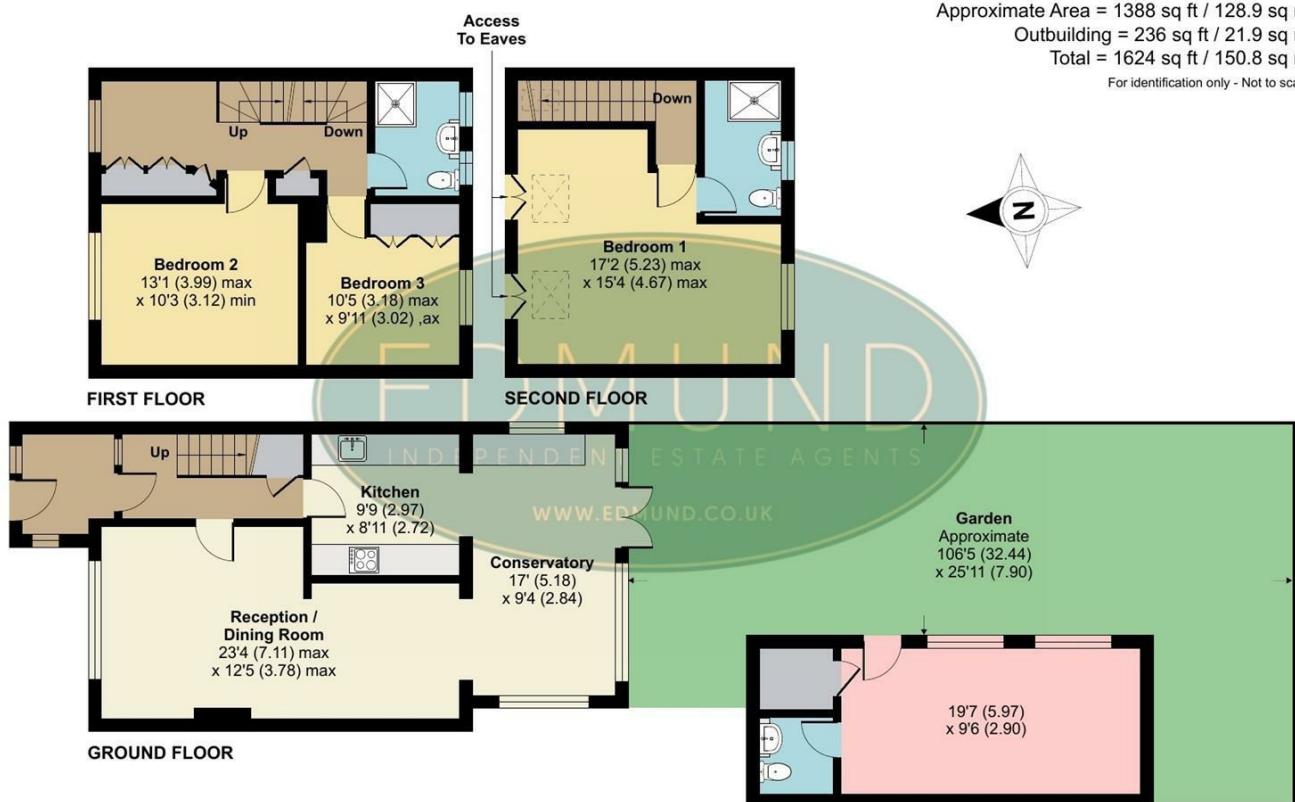
Cloonmore Avenue, Orpington, BR6

Approximate Area = 1388 sq ft / 128.9 sq m

Outbuilding = 236 sq ft / 21.9 sq m

Total = 1624 sq ft / 150.8 sq m

For identification only - Not to scale

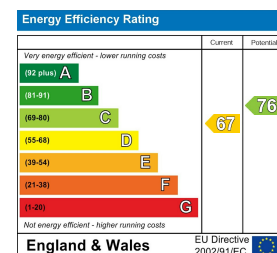


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Edmund Estate Agents. REF: 1225060

Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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