



14a Cleave Avenue, Orpington, BR6 7HB

Nestled in the desirable area of Cleave Avenue, Farnborough, this charming first-floor split-level maisonette offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a peaceful retreat.

The maisonette boasts a modern kitchen and bathroom, ensuring that you have all the contemporary amenities you need for a comfortable lifestyle. The stylish kitchen is ideal for those who enjoy cooking and entertaining, while the bathroom provides a serene space for relaxation.

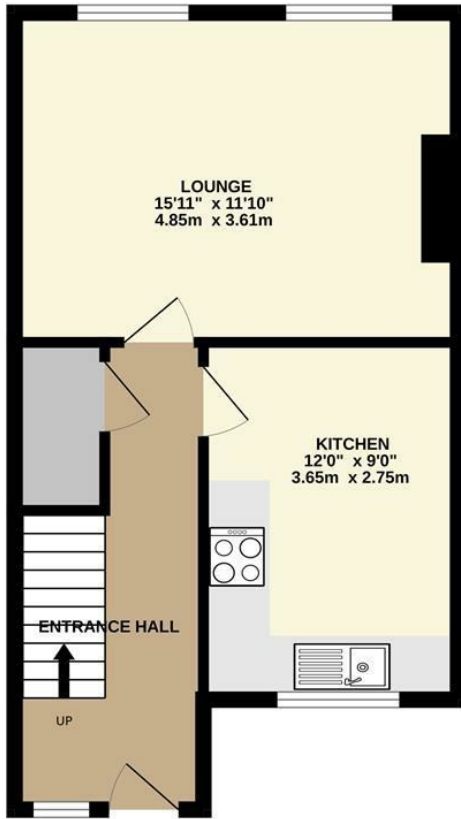
Situated in a prime location, this property benefits from excellent transport links, making commuting a breeze. Additionally, you will find a variety of shops nearby, catering to your everyday needs. For those who appreciate the great outdoors, the surrounding area offers picturesque country walks, perfect for leisurely strolls or invigorating hikes.

This purpose-built maisonette combines modern living with a tranquil setting, making it an ideal choice for anyone looking to settle in Orpington. Don't miss the opportunity to make this lovely property your new home.

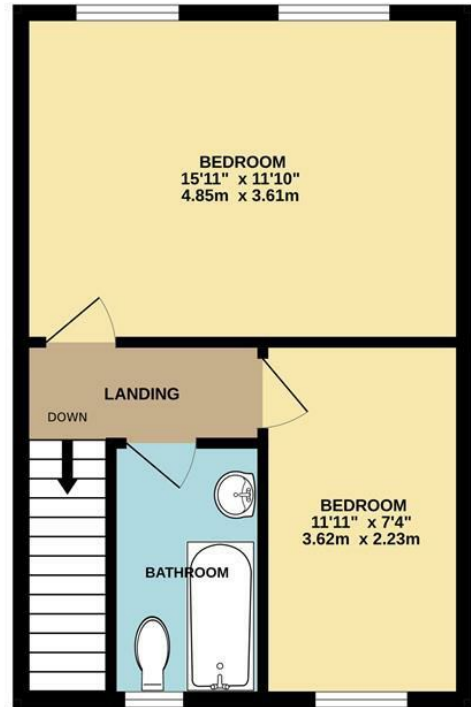
- Chain Free split level first floor maisonette
- Farnborough location
- Modern bathroom and kitchen
- Close to schools, transport links, transport links and shops
- Walking distance to High Elms country park
- EPC D
- Council tax B

£325,000

FIRST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



SECOND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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			78
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	