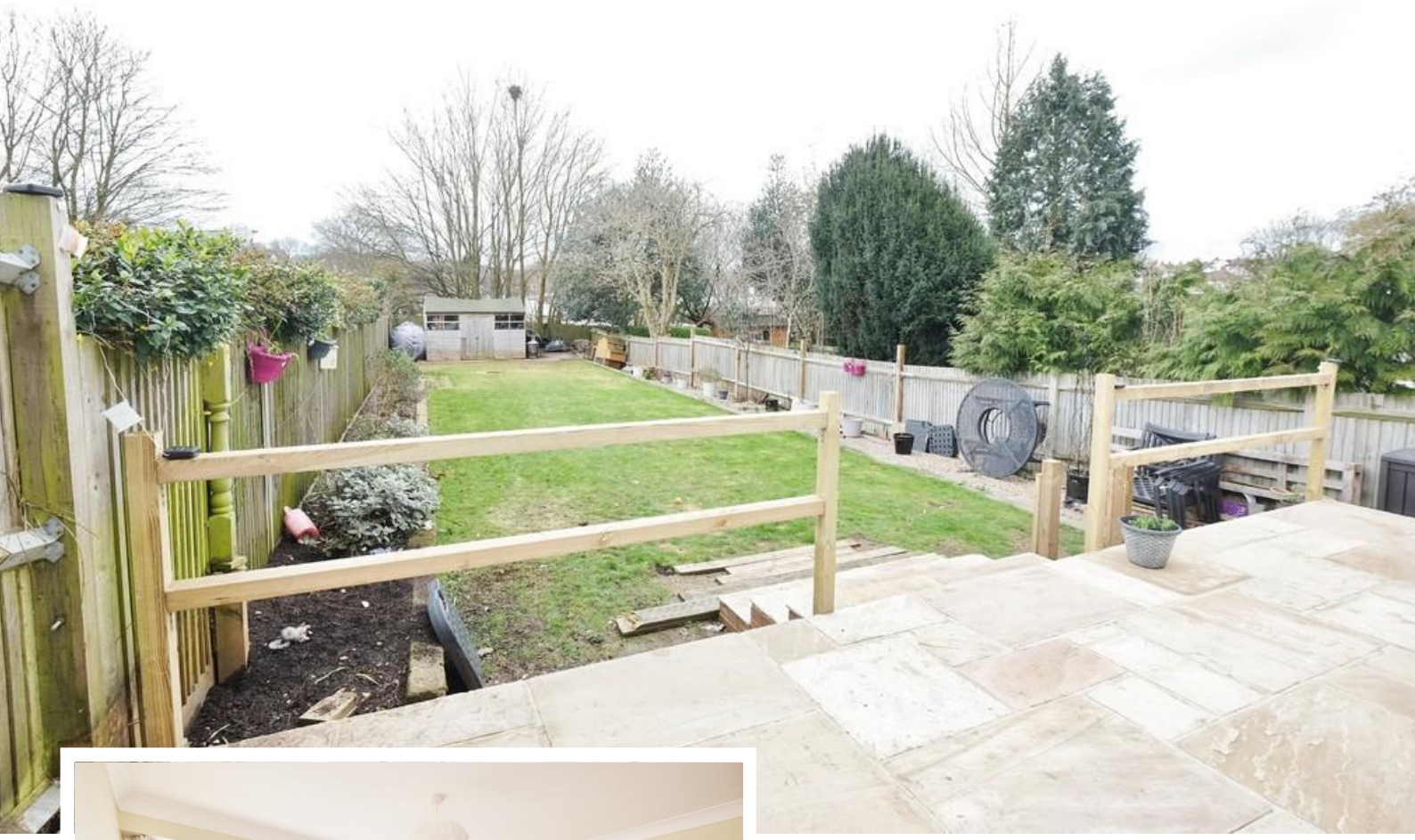
THOMAS BROWN
ESTATES

8 Cloonmore Avenue, Orpington, BR6 9LF

Asking Price: £700,000

- 4/5 Bedroom, 2 Bathroom Semi-Detached House
- Well Located for Local Schools & Shops
- Rear & Side Extended
- Sought After Location



Property Description

Thomas Brown Estates are delighted to offer this rear and side extended, four/five bedroom, two bathroom semi-detached property located on the ever popular Cloonmore Avenue, and comprises; entrance porch, entrance hall, lounge, study/bedroom 5, utility room and extended kitchen/family room with bi-fold doors that span the rear of the property to the ground floor. To the first floor are four bedrooms and the family bathroom. Externally there is a large rear garden mainly laid to lawn, and off street parking to the front. The property also benefits from double glazing and a central heating system. Cloonmore Avenue is very well located for local schools including St. Olave's Grammar School, Warren Road and Green St Green Primary School, local shops including Waitrose, the A21 giving links to the M25 at junction 4, local bus routes and both Orpington and Chelsfield mainline stations. Please call Thomas Brown Estates to book your appointment to view.

ENTRANCE PORCH
Double glazed French doors and double glazed panels to front.

ENTRANCE HALL
Double glazed door and double glazed panels to front, two understairs storage cupboards, wood flooring, radiator.

LOUNGE
13' 0" x 11' 0" (3.96m x 3.35m) Feature fireplace, double glazed bay window to front, carpet, radiator.

KITCHEN/DINER
21' 1" x 20' 8" (6.43m x 6.3m) Range of matching wall and base units with worktops over, sink, integrated oven, integrated hob with extractor over, integrated fridge/freezer, breakfast bar, plumbing for dishwasher, Velux sky lantern window, double glazed bi-folding doors to garden, wood flooring, two radiators.

UTILITY ROOM
8' 4" x 5' 7" (2.54m x 1.7m) Range of matching wall and base units with worktops over, stainless steel sink with mixer taps, plumbing for washing matching, double glazed door and double glazed window to rear garden, wood flooring, radiator.

STUDY/BEDROOM 5
9' 4" x 6' 10" (2.84m x 2.08m) Double glazed window to front, wood flooring, radiator.

SHOWER ROOM
Low level WC, wash hand basin in vanity unit, shower cubide, double glazed window to rear, tiled flooring, heated towel rail, underfloor heating.

STAIRS TO FIRST FLOOR LANDING
Double glazed window to side, loft access, carpet.

BEDROOM 1
13' 7" x 10' 3" (4.14m x 3.12m) Built in wardrobe, double glazed window to front, carpet, radiator.

BEDROOM 2
13' 3" x 9' 3" (4.04m x 2.82m) Built in wardrobe, double glazed window to rear, carpet, radiator.

BEDROOM 3
12' 6" x 11' 9" (3.81m x 3.58m) (measured to widest point) Double glazed window to rear, carpet, radiator.

BEDROOM 4
7' 9" x 6' 1" (2.36m x 1.85m) Double glazed window to front and side, carpet, radiator.

BATHROOM
Low level WC, wash hand basin in vanity unit, shower cubide, panel enclosed bath with shower over, double glazed window to front, part tiled walls, tiled flooring, extractor fan, heated towel rail, underfloor heating.

OTHER BENEFITS INCLUDE:

GARDEN
90' 0" (27.43m) Patio area with rest laid to lawn, shed.

OFF STREET PARKING

DOUBLE GLAZING

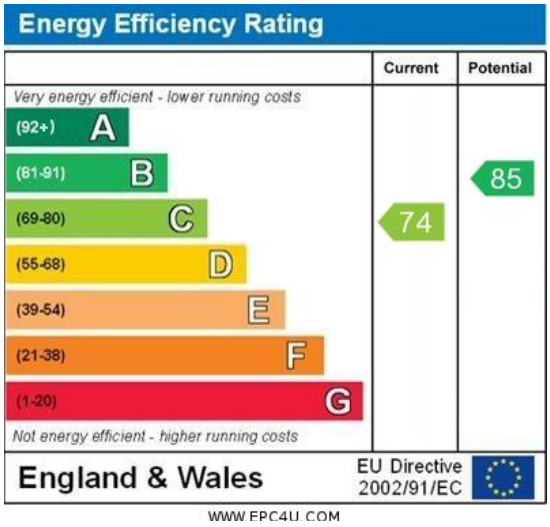
CENTRAL HEATING SYSTEM

Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.
The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street
Orpington
Kent
BR6 0NN

www.thomasbrownestates.co.uk
sales@thomasbrownestates.co.uk
01689 884444

Telephones Manned:
Mon-Fri: 8am – 8pm
Sat: 8am – 5pm
Sun: 10am – 4pm

THOMAS BROWN ESTATES