THOMAS BROWN
ESTATES

38 Cloonmore Avenue, Orpington, BR6 9LF

Asking Price: £600,000

- 3 Bedroom Semi-Detached House
- Well Located for Warren Road School & Chelsfield Station
- Fantastic Potential to Extend (STPP)
- No Forward Chain

Property Description

Thomas Brown Estates are delighted to offer this three bedroom semi-detached property, being offered to the market with no forward chain, boasting fantastic potential to extend across the rear and/or into the loft (STPP), located on the ever popular Cloonmore Avenue, providing easy access to Chelsfield Station and local schools such as St. Olaves and Warren Road. The accommodation comprises; entrance hallway, dual aspect lounge/dining room, fitted kitchen and a WC to the ground floor. To the first floor are three bedrooms, family bathroom and a separate WC. Externally there is a good size mature rear garden mainly laid to lawn, garage to the side and a driveway to the front. Please note the property does require modernisation throughout and this has been reflected in the asking price. Cloonmore Avenue is very well located for local schools including Warren Road and Green St Green Primary School, local shops including Waitrose, bus routes and Chelsfield Station. Please call Thomas Brown Estate Agents in Orpington to arrange a viewing.

ENTRANCE HALL
Wooden door to front, carpet, radiator.

LOUNGE/DINER
30' 4" x 11' 6" (9.25m x 3.51m) (measured at maximum)
Double glazed window to front, double glazed sliding doors to rear, carpet, three radiators.

KITCHEN
13' 10" x 6' 11" (4.22m x 2.11m) Range of matching wall and base units with worktops over, sink and double drainer, space for cooker and appliances, double glazed window to rear, double glazed opaque door to side, vinyl flooring, radiator.

LOBBY
Double glazed opaque door to side, vinyl flooring.

CLOAKROOM
Low level WC, wash hand basin, double glazed opaque window to rear, vinyl flooring, radiator.

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

BEDROOM 1
15' 1" x 10' 9" (4.6m x 3.28m) Fitted wardrobes, double glazed window to front, carpet, radiator.

BEDROOM 2
15' 1" x 10' 5" (4.6m x 3.18m) Double glazed window to rear, exposed floorboards, radiator.

BEDROOM 3
8' 5" x 7' 3" (2.57m x 2.21m) Double glazed window to front, carpet, radiator.

BATHROOM
Wash hand basin, bath with shower attachment, double glazed opaque window to rear, tiled walls, vinyl flooring, radiator.

SEPARATE WC
Low level WC, double glazed opaque window to side, part tiled walls, vinyl flooring.

OTHER BENEFITS INCLUDE:

GARDEN
105' 0" (32m) Patio area with rest laid to lawn, mature flowerbeds.

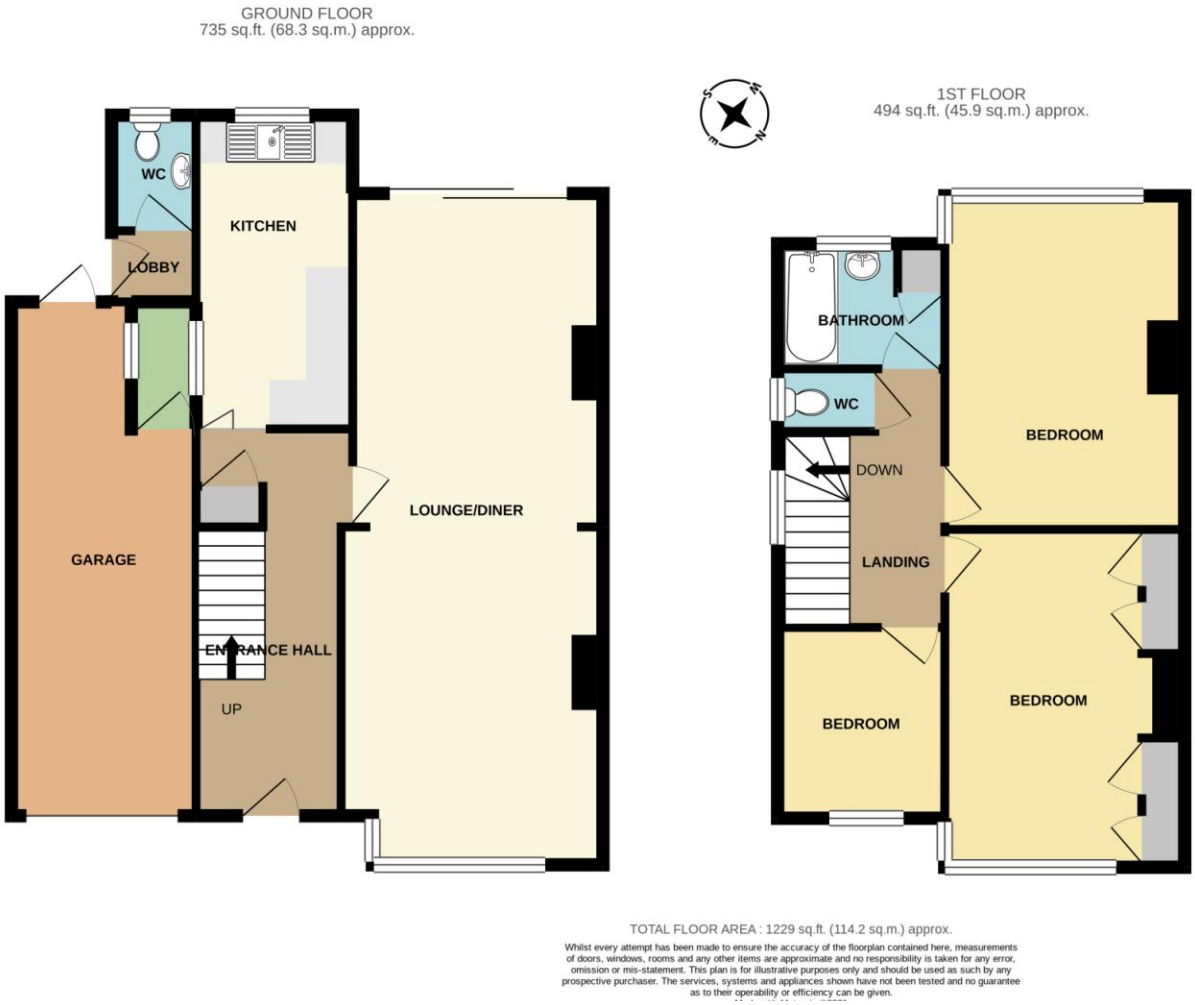
GARAGE
21' 9" x 8' 0" (6.63m x 2.44m) (measured at maximum) Up and over door to front, double glazed door to rear, window to side, power and light.

OFF STREET PARKING
Drive, flowerbeds, access to garage.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

NO FORWARD CHAIN



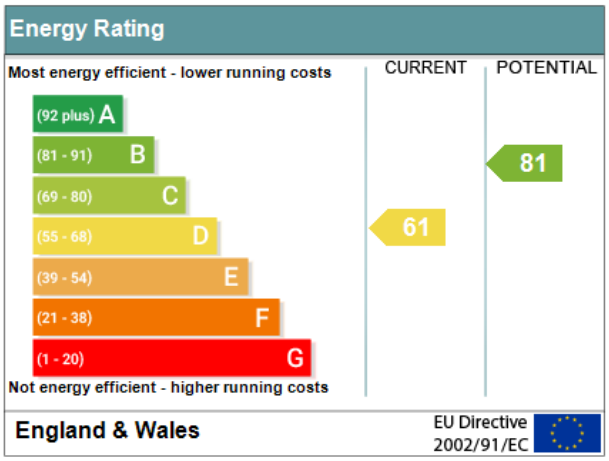
Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold

Address: 38 Cloonmore Avenue, ORPINGTON, BR6 9LF
RRN: 0320-2048-1010-2929-8915



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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.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.
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