

THOMAS BROWN

ESTATES



30 Cleave Avenue, Orpington, BR6 7HB

Guide Price: £700,000-£720,000

- 3 Double Bedroom, 3 Bathroom Detached House
- 22'11 x 21'10 Kitchen/Family Room
- Double Storey Rear Extended, 1388SQFT
- Well Located for High Elms Country Park





Property Description

Thomas Brown Estates are delighted to offer this must view, immaculately presented, double storey rear extended 1388sqft three double bedroom, three bathroom detached property situated on a quiet residential road, located within easy walking distance to Green St. Green High Street and High Elms Country Park. The accommodation has been refurbished throughout to a high standard by the current owners and comprises; entrance hall, lounge, bathroom, utility room and a fantastic open plan 22'11x21'10 kitchen/family room that spans the rear of the property to the ground floor. To the first floor are three double bedrooms, study and two shower rooms (one being en-suite to the master bedroom). Externally there is a secluded rear garden with a raised composite decked area and patio at the bottom of the garden, both perfect for entertaining and alfresco dining. To the front is a driveway and ample on road parking. Cleave Avenue is well located for local shops, stations and bus routes. Please call Thomas Brown Estates to arrange an appointment to view to fully appreciate the location, floor space and quality of specification on offer.



ENTRANCE HALL

Door to front, tile effect flooring, radiator.

LOUNGE

14' 9" x 14' 3" (4.5m x 4.34m) Open fireplace, double glazed bay window to front, two double glazed windows to side, Amtico flooring, radiator.

KITCHEN/FAMILY ROOM

22' 11" x 21' 10" (6.99m x 6.65m) Range of matching wall and base units with worktops over, double sink, integrated dishwasher, extractor hood, space for range style cooker, space for American fridge/freezer, space for wine cooler, central island/breakfast bar, double glazed window to rear, double glazed sliding door to rear, skylight, engineered wood flooring, three radiators.

UTILITY ROOM

Range of matching wall and base units with solid wood worktops over, butler sink, space for washing machine, space for tumble dryer, double glazed opaque door to side, vinyl flooring, heated towel rail.

BATHROOM

Low level WC, wash hand basin, bath with rainforest head and shower attachment, double glazed opaque window to side, laminate flooring, heated towel rail.

STAIRS TO FIRST FLOOR LANDING

Carpet to stairs, laminate flooring to landing.

BEDROOM 1

12' 0" x 10' 3" (3.66m x 3.12m) Juliet balcony to rear, laminate flooring, two radiators.

EN-SUITE

Low level WC, wash hand basin in vanity unit, double walk-in shower with rainforest head and shower attachment, skylight, vinyl flooring, radiator.

BEDROOM 2

13' 7" x 10' 1" (4.14m x 3.07m) Fitted wardrobes, double glazed window to rear, laminate flooring, radiator.

BEDROOM 3

14' 1" x 8' 7" (4.29m x 2.62m) Double glazed window to front, double glazed opaque window to side, laminate flooring, radiator.

STUDY

7' 8" x 4' 3" (2.34m x 1.3m) Double glazed window to front, wood flooring, radiator.

SHOWER ROOM

Low level WC, wash hand basin in vanity unit, double walk-in shower with rainforest head and shower attachment, skylight, vinyl flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

REAR GARDEN

42' 0" (12.8m) Secluded, laid to lawn, composite decking, patio to rear, side access.

FRONT GARDEN/OFF STREET PARKING

Secluded, block paved drive, laid to lawn, mature shrubs.

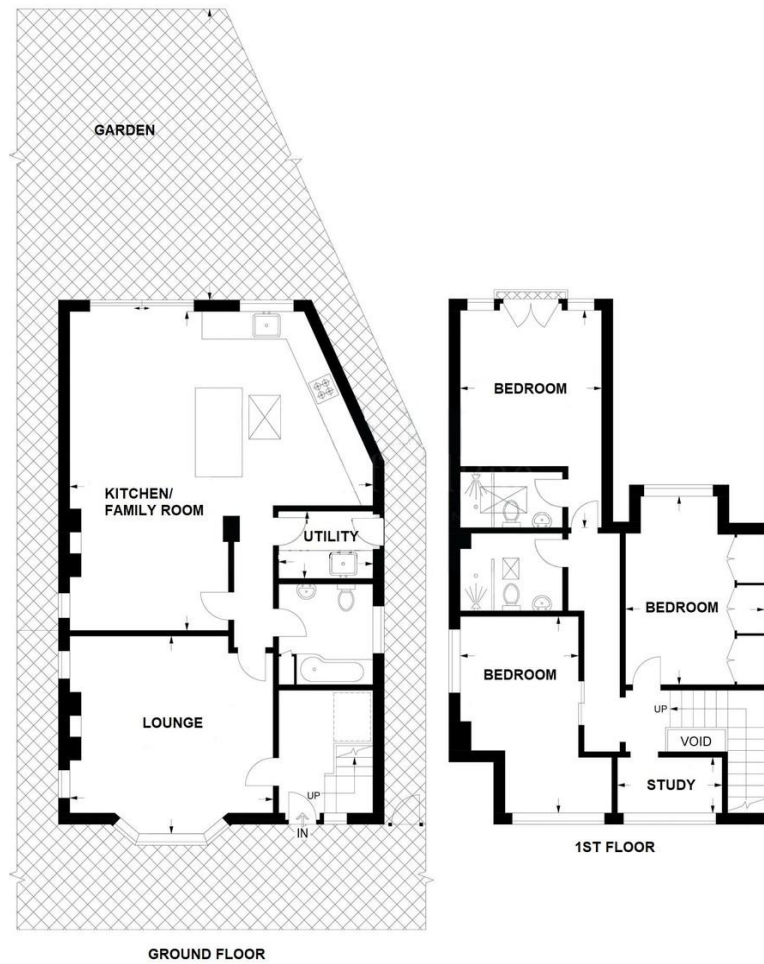
SIDE STORAGE

14' 1" x 3' 0" (4.29m x 0.91m)

DOUBLE GLAZING

CENTRAL HEATING SYSTEM



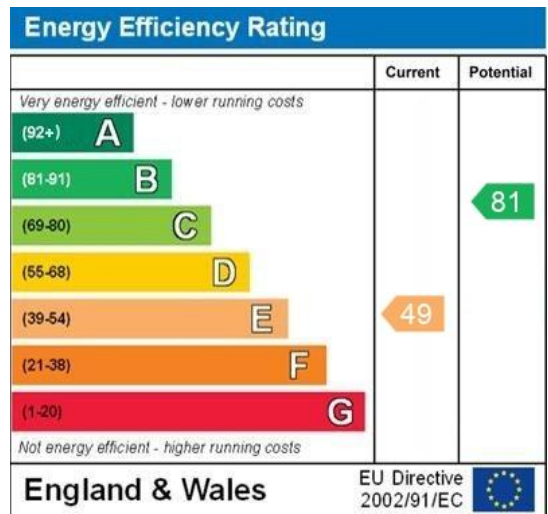


Other Information:

Council Tax Band: E

Construction: Standard

Tenure: Freehold



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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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