



Total area: approx. 111.2 sq. metres (1197.1 sq. feet)



## Cloonmore Avenue | Orpington | BR6

£2,000 per month

- Available from 3rd week of July
- Fully furnished
- Walking distance to Chelsfield Station
- Garage
- Beautiful 3 bedroom semi-detached house
- Warren Road School catchment
- Off-street parking
- Large garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

£2,000 per month



AVAILABLE FROM 3RD WEEK OF JULY, FULLY FURNISHED. This stunning semi-detached home has been extended and remodelled to the highest possible standards. The property is situated within a stone's throw of the Ofsted Outstanding Warren Road School and also easy walking distance to Chelsfield Station with its fast and frequent service into The City. The welcoming entrance hall leads to a very bright and spacious lounge and a truly remarkable kitchen & family room, with luxury fitted kitchen units including an island and exquisite dining and family areas. Adjacent to the family room there is a lean to with access to the integral garage. The first-floor accommodation is equally impressive with 3 excellent sized bedrooms and a luxury fitted bathroom. The full width bi-folding doors opening onto the garden patio is an excellent feature making the patio area an extension of the Family Room especially when entertaining outside. The rear garden is completely secluded and as well as the aforementioned patio area provides a traditional lawn area and a further platform at the rear section. Worthy of mention is the attached garage and extensive paved driveway. We urge your immediate attention to book a viewing appointment.

## Cloonmore Avenue, Orpington, BR6



### Entrance hall

1'70" x 0'0" (2.08m x 0.00m)  
Covered porch, double glazed front door with side panel windows, staircase to first floor, meter cupboard, radiator, picture rail, inset lighting, laminated wood flooring.

### Lounge

13'7" x 11'6" (4.15m x 3.50m)  
Double glazed leaded light window to the front, space for woodburner, picture rail, fitted carpet.

### Open kitchen/lounge

20'4" x 17'3" (6.19m x 5.26m)  
Double glazed bi-folding doors opening on to the rear garden, large skylight window, double glazed window to the side, storage cupboard housing boiler, range of contemporary matching wall and base units, cupboards and drawers, plate rack, butler style sink unit with mixer tap, extensive granite working surfaces with splashback tiling, integrated dishwasher, integrated washing machine, space for Rangemaster cooker, space for American style fridge freezer, independent island with storage cupboards under, wine rack, breakfasting bar, radiator, laminated wood flooring. Opening on to:-

### Lean to

11'5" x 5'9" (3.49m x 1.76m)  
Window to the side, door to the garage, door to the garden, can be utilised as a Utility room as there is power and light.

### Landing

9'6" x 6'5" (2.89m x 2.00m)  
Double glazed leaded light window to the side, access to loft via drop down ladder, picture rail, fitted carpet.

### Master bedroom

10'7" x 10'6" (3.22m x 3.19m)  
Double glazed leaded light window to the front, picture rail, radiator, fitted carpet.

### Bedroom 2

13'8" x 9'6" (4.16m x 2.89m)  
Double glazed window to the rear, picture rail, radiator, fitted carpet.

### Bedroom 3

7'9" x 7'3" (2.37m x 2.22m)  
Double glazed window to the rear, radiator, picture rail, fitted carpet.

### Bathroom

7'2" x 6'5" (2.18m x 1.95m)  
Double glazed frosted window to the rear, half-tiled walls, panelled bath with mixer tap and shower extension over, low - level W.C, wall mounted wash hand basin, heated towel rail, extractor fan, tiled flooring.

### Rear Garden

Extensive patio area, steps up to traditional lawn area with flowerbeds and borders, further patio area with wooden shed mature trees and shrubs.

### Garage

15'6" x 7'1" (4.73m x 2.16m)  
Double doors to the front, power and light.

### Front garden

Steps leading up to the property, off-street parking.

